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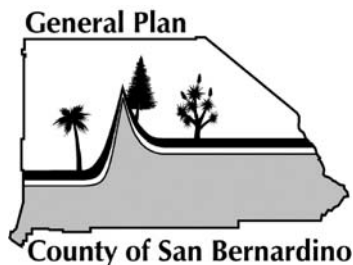
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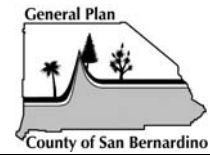


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I INTRODUCTION

I.1 BACKGROUND AND PURPOSE

The San Bernardino County General Plan encompasses the unincorporated lands within San Bernardino County, California. This Background Report serves as a reference document and technical appendix for the San Bernardino County General Plan, but is not intended to be adopted by the County. This report also forms the environmental conditions section of the General Plan Environmental Impact Report (EIR). The information provided in the reports will change over time and will be updated periodically by the County.

I.1.1 WHAT IS A GENERAL PLAN?

Every city and county in California is required by law to have a general plan for its future development. A general plan is a blueprint that guides the “physical development of the county or city, and any land outside its boundaries which bears relation to its planning” (§65300). The California Supreme Court has called the general plan “the constitution for future development.” The general plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses both public and private. The policies and programs of the general plan are intended to underlie most land use decisions. Preparing, adopting, implementing, and maintaining a general plan serves to:

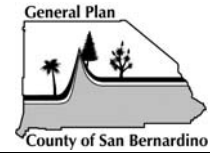
- Identify the community’s land use, transportation, environmental, economic, and social goals and policies as they relate to land use and development.
- Provide a basis for local government decision-making, including decisions on development approvals.
- Provide residents with opportunities to participate in the planning and decision-making, processes of their community.
- Inform residents, developers, decision makers, and other cities and counties of the ground rules that guide development within the community.

A general plan typically has four defining qualities:

General Nature: As its name suggests, the general plan provides guidance for the future, particularly regarding growth and development. More precise direction is provided in plan implementation mechanisms, such as annexations, zoning codes, design regulations, annual budgets, and capital improvement programs.

Comprehensive Scope: The general plan addresses a broad range of physical, environmental, social, and economic factors affecting change within the community. These factors include land use and circulation, the environment and resources, economic and fiscal conditions, as well as a host of others.

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Internal Consistency: The concept of internal consistency holds that no policy conflicts can exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. Different policies must be balanced and reconciled within the plan.

Long-Term Perspective: The general plan takes immediate concerns into consideration, but focuses primarily on the future. The general plan projects conditions and needs into the future as a basis for determining objectives. It also establishes long-term policy for day-to-day decision-making based upon those objectives. The background reports provided in this volume present the immediate concerns to be addressed in the general plan.

I.1.2 WHY UPDATE THE EXISTING PLAN?

The current General Plan for San Bernardino County was adopted in July 1989, more than fourteen years ago. Many physical and demographic changes have occurred in the County since then, resulting in new opportunities and challenges for the County. For example, the population of the County increased from 1,418,380 in 1990 to 1,833,000 in 2003, an increase of approximately 30 percent. The exiting General Plan needs to be updated to reflect the changed demographic and economic conditions, altered growth patterns, as well as current land uses.

Having a current and forward-looking general plan will help:

- guide future development,
- facilitate economic development,
- enhance neighborhoods and commercial areas, and
- ensure adequate infrastructure services and community facilities to support projected growth in the County.

I.1.3 GENERAL PLAN PROCESS

To accomplish a successful update, the County Board of Supervisors selected a project team consisting of the County Advance Planning Division staff, the General Plan Advisory Committee (GPAC), and a team of planning consultants. The planning consultants are URS Corporation, Hogle-Ireland, Inc., Jacobson and Wack, RBF Consulting, Stanley R. Hoffman Associates, Inc., Economics and Politics, Inc., Meyer, Mohaddes Associates, Psomas, and Moore, Iacofano and Goltsman, Inc. (MIG). The fourteen-member GPAC, consisting of a cross section of community members from across the County, appointed by the County Board of Supervisors, guides the update process, with County staff and the consultants providing technical expertise and assistance. The members of the GPAC are:

- | | |
|---|-------------------------------|
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| ➤ Jornal K. Miller, Muscoy | ➤ Ken Morrison, Yucca Valley |

➤ Kathy Murphy, Fawnskin

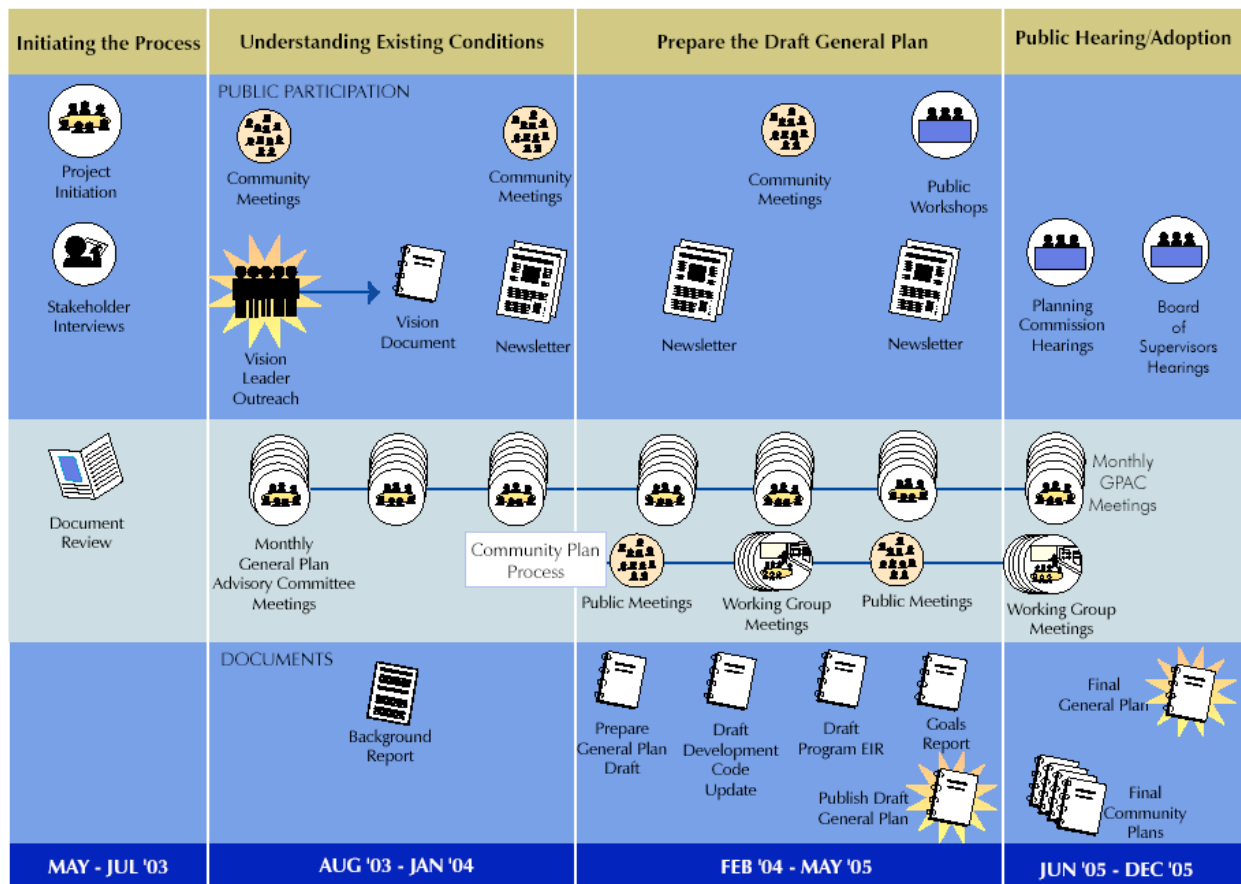
➤ Mark Bulot, Redlands

The process of the General Plan preparation has numerous individual components, which can be grouped into the following eight phases:

- Phase 1** - Visioning
- Phase 2** - Public Participation
- Phase 3** - Background Reports
- Phase 4** - General Plan Elements
- Phase 5** - Community Plans
- Phase 6** - Development Code
- Phase 7** - Program EIR
- Phase 8** - Final General Plan

Figure I-1 shows the various phases, components within each phase, and the timeline for the General Plan preparation process.

Figure I-1. General Plan Preparation Process



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I.2 GENERAL PLAN DOCUMENTS

One objective in updating the San Bernardino County General Plan is to simplify the plan and make it user-friendly. To achieve this objective, the General Plan has been divided into a series of linked documents so that readers can find the information needed without searching through a large amount of text. The main General Plan documents – the Background Report, the General Plan, and the Environmental Impact Report – use the same numbering system so that readers can easily find corresponding discussions in each of the reports. For example, if someone wanted information on biological resources that exist in the County, they can turn to Section 6.3.1 of the Background Report. If they want to know the County’s goals, objectives, policies, and implementation programs related to biological resources, they can refer to section 6.3.1 in the General Plan.

Below is a summary of the three component documents that comprise the San Bernardino County General Plan.

Background Report. This report provides a detailed description of the conditions that exist within the County prior to adoption of the General Plan.

General Plan. The General Plan contains the goals, objectives, and policies that will guide future development within the County. It also identifies a full set of implementation measures that will ensure the policies of the Plan are carried out. It describes the planning area, provides an overview of existing conditions, summarizes the issues raised during the preparation of the General Plan, and identifies the environmental resources and constraints associated with the General Plan.

Environmental Impact Report. The environmental impact report (EIR) prepared for the General Plan meets the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and Board of Supervisors will use the EIR during the process of considering the draft General Plan in order to understand the potential environmental implications associated with implementation of the General Plan.

I.3 ORGANIZATION OF THE BACKGROUND REPORT

The 1989 General Plan consisted of twenty elements classified in four broad categories, described below:

Natural Hazards

1. Geologic
2. Flood
3. Fire
4. Wind and Erosion

Man-made Hazards

5. Noise
6. Aviation Safety
7. Hazardous Waste/Materials

Natural Resources

8. Biological
9. Cultural/Paleontological
10. Air Quality
11. Water
12. Open Space/Recreation/Scenic
13. Soils/Agriculture
14. Minerals

Man-made Resources

15. Wastewater Systems
16. Solid Waste Management
17. Transportation/Circulation
18. Energy/Telecommunications
19. Housing/Demographics
20. Land Use/Growth Management

The 2005 General Plan will simplify and combine several elements of the 1989 General Plan to form a total of eight elements in the updated plan. This Background Report follows the organization of the 2005 General Plan and is also divided into eight chapters corresponding to the eight elements of the General Plan. In addition, the Background Report includes an introductory chapter describing the purpose of the Background Report and the General Plan, location, regional and historical context, and geographic subdivisions used in the report. Table I-1 provides a comparison of the 1989 and the 2005 General Plan element organization.

Table I-1. Organization of the 2005 General Plan and Background Report

Background Report Chapter No.	2005 General Plan Elements/Background Reports	1989 General Plan Elements/Background Reports	Additional Topics in 2005 General Plan/Background Report
I	Introduction	Introduction	
1	Land Use	Land Use/Growth Management	
2	Circulation and Infrastructure	Transportation/Circulation Water Waste Water Solid Waste Energy/Telecommunications	Stormwater Police Fire Natural Gas Electricity Health Care Libraries Schools
3	Housing	Housing/Demographics	
4	Noise	Noise	
5	Open Space	Open Space/Recreation/Scenic	
6	Conservation	Biological Cultural/Paleontological Air Quality Soils/Agriculture Minerals	Water Energy/Telecommunications
7	Safety	Geologic Flood Fire Wind and Erosion Aviation Safety Hazardous Waste	
8	Economic Development		Economic Development

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I.4 CONTEXT

I.4.1 LOCATIONAL CONTEXT

San Bernardino County is located in the southeastern portion of the State of California. It is bordered by Los Angeles County, Orange County, and Kern County on the west, the Colorado River and the State of Nevada on the east, Riverside County on the south, and Inyo County and the northeast corner of Clark County, Nevada on the north. Figure I-2 shows the general location of the County.

I.4.2 REGIONAL CONTEXT

San Bernardino County holds an important place in the fast growing Southern California region. San Bernardino County no longer a county “adjacent” to the Los Angeles and Orange counties, but is an integral part of the entire region facing more or less similar opportunities and constraints. The extraordinary growth that Orange County experienced from the 1950s through the 1970s is forecasted for both San Bernardino and Riverside counties for the current and the future decades. Although, the forecasted growth rates are not as phenomenal as those of Orange County in the 1950s through the 1970s, the sheer number of people that will be added to the San Bernardino and Riverside counties, or the Inland Empire region as the two counties are often called, is forecasted to be significant.

A study of the growth trend over the past few decades in the Southern California Association of Government’s (SCAG) six county region reveals a continued decentralization of population. Prior to 1950, the majority of the growth in the six counties took place in Los Angeles County. From 1950 to 1970, Orange County had phenomenal growth with decennial growth rates of more than 200%. During the 1970’s growth slowed down in all the counties, with the exception of Imperial County. Between 1980 and 1990, Ventura County residents began to vote for slow growth and Orange County growth slowed due to lack of available space and other constraints. Population growth expanded eastward to San Bernardino and Riverside counties, with both counties reaching the one million mark in population.¹

The 2000 Census shows a continued decentralization of population with Los Angeles County growing the least and San Bernardino, Riverside and Imperial counties with the highest growth rates in southern California. Looking forward to 2025, projections by SCAG indicate that this trend is expected to continue with most of the future population growth to get absorbed outside of the core region (Los Angeles, Orange, and Ventura counties). The Los Angeles, Orange, and Ventura counties are expected to see a decrease in their percentage share of the region’s population, while the Inland Empire will gain a greater share of the region’s population. Riverside County is projected to pass San Bernardino County in population by 2025 when Riverside County will consist of 13% of the regional population, while San Bernardino County will consist of 12% of the regional population.

¹ “Population Growth in the SCAG Region,” Southern California Association of Governments (SCAG), 2002

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in 2025. Hence, a quarter of the region's population will live in the Inland Empire in 2025 (as opposed to 20% in 2000). However, Los Angeles County is projected to remain the most populous county in the region, but its percentage of the total population will continue to decrease downward, from 58% in 2000 to 54% in 2025.²

² Ibid.

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[Figure I-2. Regional Location](#)

I.4.2.1 REGIONAL DEMOGRAPHIC COMPARISON

As described above, many demographic factors have changed in San Bernardino County and its surrounding counties since the last update of the General Plan in 1989. A closer examination of these changes is essential to understand the issues and opportunities faced by San Bernardino County. Below is a discussion of the current demographic conditions in San Bernardino County and its comparison to the neighboring counties and the state.

Population Change

The population of San Bernardino County was 1,709,434 persons in 2000. The population grew by 20% from 1990 to 2000 (see Table I-2). This rate of growth was relatively slower than the population growth in Riverside (32%) and Imperial (30%) counties, but much higher than Orange (18%), Los Angeles (7.4%) and Ventura (12.6%) counties. More recent estimates by the California Department of Finance indicate that the population of San Bernardino County is 1,833,000 in 2003, an approximately 30% increase over the 1990 population.

Table I-2. Population by County, 1990-2000

	San Bernardino County	Riverside County	Orange County	Los Angeles County	Ventura County	Imperial County	California
1990	1,418,380	1,170,413	2,410,556	8,863,164	669,016	109,303	29,760,021
2000	1,709,434	1,545,387	2,846,289	9,519,338	753,197	142,361	33,871,648
Increase (90-00)	(+ 20.5%)	(+ 32.0%)	(+ 18.1%)	(+ 7.4%)	(+ 12.6%)	(+ 30.2%)	(+ 13.8%)

Data Sources: US Census Bureau, www.nkca.ucla.edu

Ethnic Composition

Table I-3 shows that Whites (44%) form the largest share of San Bernardino County population followed by Latinos (39%). Blacks (9%) and Asians (5%) form a relatively lower share of the total population. It should be noted that the Latino population is growing at the fastest rate among all ethnic groups. From 1990 to 2000, Latino population increased by 79 percent. This trend is consistent with that of the neighboring counties of Riverside and Orange, where the Latino population grew by 85 percent and 57 percent, respectively. During this period, Asians grew by 41%, whereas Blacks grew by 30%. The population of Whites declined in all the six counties; San Bernardino County experienced a decline of 27 percent in its White population.

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Table I-3. Ethnic Composition by County, 1990-2000

	San Bernardino County	Riverside County	Orange County	Los Angeles County	Ventura County	Imperial County	California
Latino							
1990	373,632	302,286	556,957	3,306,116	175,414	71,365	7,557,550
2000	669,387	559,575	875,579	4,242,213	251,734	102,817	10,966,556
Inc./Dec. (90-00)	(+ 79.2%)	(+ 85.1%)	(+ 57.2%)	(+ 28.3%)	(+ 43.5%)	(+ 44.1%)	(+ 45.1%)
% of 2000	39%	36%	31%	45%	33%	72%	33%
White							
1990	1,036,394	895,938	1,896,724	5,044,718	529,878	73,620	20,555,653
2000	752,222	788,831	1,458,978	2,959,614	427,449	28,768	15,816,790
Inc./Dec. (90-00)	(- 27.4%)	(- 12.0%)	(- 23.1%)	(- 41.3%)	(- 19.3%)	(- 60.9%)	(- 23.1%)
% of 2000	44%	51%	51%	31%	57%	20%	47%
Black							
1990	115,302	63,396	41,632	990,406	15,741	2,837	2,198,766
2000	150,201	92,403	42,639	901,472	13,490	5,148	2,181,926
Inc./Dec. (90-00)	(+ 30.3%)	(+ 45.8%)	(+ 2.4%)	(- 9.0%)	(- 14.3%)	(+ 81.5%)	(- 0.8%)
% of 2000	9%	6%	1%	9%	2%	4%	7%
Asian							
1990	58,676	41,556	250,136	955,329	34,293	2,171	2,847,835
2000	82,541	58,483	391,896	1,147,834	40,831	2,521	3,752,596
Inc./Dec. (90-00)	(+ 40.7%)	(+ 40.7%)	(+ 56.7%)	(+ 20.2%)	(+ 19.1%)	(+ 16.1%)	(+ 31.8%)
% of 2000	5%	4%	14%	12%	5%	2%	12%
Other							
1990	193,737	157,856	209,230	1,829,022	84,063	28,829	3,908,838
2000	12,843	12,560	12,939	45,544	4,299	1,833	250,665
Inc./Dec. (90-00)	(- 93.4%)	(- 92.0%)	(- 93.8%)	(- 97.5%)	(- 94.9%)	(- 93.6%)	(- 93.6%)
% of 2000	1%	1%	0%	0%	1%	1%	1%
Multi-Race							
1990	(n/a in 1990)	(n/a in 1990)	(n/a in 1990)	(n/a in 1990)	(n/a in 1990)	(n/a in 1990)	(n/a in 1990)
2000	42,240	33,535	64,258	222,661	15,394	1,274	903,115
% of 2000	2%	2%	2%	2%	2%	1%	3%
Total (2000)	1,709,434	1,545,387	2,846,289	9,519,338	753,197	142,361	33,871,648

Data Sources: US Census Bureau, www.nkca.ucla.edu

Age

The distribution of population according to age is similar among all the counties, with San Bernardino and Imperial counties having slightly higher share of the young population as compared to the other four counties (see Table I-4). The age groups of “under 5 years” and “5-17 years”, cumulatively, form 32% of the total county population.

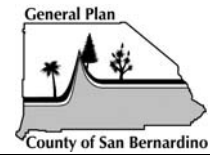
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Table I-4. Age by County

	San Bernardino County	Riverside County	Orange County	Los Angeles County	Ventura County	Imperial County	California
Age under 5							
1990	137,231	103,584	183,339	727,763	53,537	9,997	2,376,474
2000	143,076	121,629	216,014	737,631	56,231	10,902	2,486,981
Inc./Dec. (90-00)	(+ 4.3%)	(+ 17.4%)	(+ 17.8%)	(+ 1.4%)	(+ 5.0%)	(+ 9.1%)	(+ 4.7%)
% of 2000	8%	8%	8%	8%	7%	8%	8%
Age 5-17							
1990	301,149	229,884	404,576	1,595,531	129,371	27,806	5,363,005
2000	408,971	347,062	552,405	1,930,345	158,013	33,844	6,762,848
Inc./Dec. (90-00)	(+ 35.8%)	(+ 51.0%)	(+ 36.5%)	(+ 21.0%)	(+ 22.1%)	(+ 21.7%)	(+ 26.1%)
% of 2000	24%	22%	19%	20%	21%	24%	20%
Age 18-21							
1990	90,176	63,618	162,196	585,926	40,908	6,374	1,866,979
2000	105,357	87,027	153,065	555,251	40,129	8,428	1,946,127
Inc./Dec. (90-00)	(+ 16.8%)	(+ 36.8%)	(- 5.6%)	(- 5.2%)	(- 1.9%)	(+ 32.2%)	(+ 4.2%)
% of 2000	6%	6%	5%	6%	5%	6%	6%
Age 22-29							
1990	197,493	151,462	382,598	1,376,983	87,416	12,526	4,314,164
2000	188,201	150,985	338,401	1,204,437	75,809	15,850	3,963,444
Inc./Dec. (90-00)	(- 4.7%)	(- 0.3%)	(- 11.6%)	(- 12.5%)	(- 13.3%)	(+ 26.5%)	(- 8.1%)
% of 2000	11%	10%	12%	13%	10%	11%	12%
Age 30-39							
1990	255,499	202,423	437,997	1,597,845	121,560	16,406	5,374,391
2000	264,271	232,862	491,685	1,592,915	119,241	22,269	5,500,264
Inc./Dec. (90-00)	(+ 3.4%)	(+ 15.0%)	(+ 12.3%)	(- 0.3%)	(- 1.9%)	(+ 35.7%)	(+ 2.3%)
% of 2000	15%	15%	17%	17%	16%	16%	17%
Age 40-49							
1990	164,807	130,728	324,700	1,088,712	92,571	11,984	3,800,532
2000	246,307	214,394	420,617	1,351,738	118,530	19,923	5,002,390
Inc./Dec. (90-00)	(+ 49.5%)	(+ 64.0%)	(+ 29.5%)	(+ 24.2%)	(+ 28.0%)	(+ 66.2%)	(+ 31.6%)
% of 2000	14%	14%	15%	14%	16%	14%	15%
Age 50-64							
1990	148,187	134,824	296,159	1,034,738	81,184	13,099	3,542,617
2000	206,792	195,464	393,339	1,220,348	108,440	16,840	4,613,936
Inc./Dec. (90-00)	(+ 39.5%)	(+ 45.0%)	(+ 32.8%)	(+ 17.9%)	(+ 33.6%)	(+ 28.6%)	(+ 30.2%)
% of 2000	12%	13%	14%	13%	14%	12%	14%
Age 65 +							
1990	123,838	153,890	218,991	855,666	62,469	11,111	3,121,859
2000	146,459	195,964	280,763	926,673	76,804	14,305	3,595,658
Inc./Dec. (90-00)	(+ 18.3%)	(+ 27.3%)	(+ 28.2%)	(+ 8.3%)	(+ 22.9%)	(+ 28.7%)	(+ 15.2%)
% of 2000	9%	13%	10%	10%	10%	10%	11%
Total (2000)	1,709,434	1,545,387	2,846,289	9,519,338	753,197	142,361	33,871,648

Data Sources: US Census Bureau, www.nkca.ucla.edu

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Household Income

San Bernardino County has a distribution of households by income similar to that of the neighboring Los Angeles and Riverside counties, as well as the state. The County has a higher number of low income households as compared to Orange and Ventura counties, but smaller number of low income households as compared to Imperial County. Twenty-eight percent of the households in San Bernardino County have an income of less than \$25,000. Eleven percent of the households have an income between \$25,000 to \$34,999. The majority (61%) of the households have an income of \$35,000 or more (see Table I-5).

Table I-5. Annual Household Income by County, 2000

	San Bernardino County	Riverside County	Orange County	Los Angeles County	Ventura County	Imperial County	California
Less than \$15,000	67,955	62,333	72,218	509,872	14,638	7,688	1,404,680
(%)	14%	13%	8%	16%	6%	21%	13%
\$15,000 to 24,999	68,754	67,446	81,207	398,292	20,567	6,875	1,318,246
(%)	14%	14%	9%	13%	9%	19%	12%
\$25,000 to 34,999	53,968	51,561	81,149	360,226	15,829	4,102	1,127,807
(%)	11%	11%	9%	12%	7%	11%	11%
\$35,000 to 49,999	88,239	82,700	137,223	472,306	35,036	6,243	1,745,961
(%)	18%	17%	15%	15%	15%	17%	16%
\$50,000 to 74,999	107,689	100,840	193,379	558,550	51,585	6,528	2,202,873
(%)	21%	21%	21%	18%	22%	18%	20%
\$75,000 to \$99,999	56,907	56,058	130,633	318,521	36,546	2,805	1,326,569
(%)	11%	12%	14%	10%	16%	8%	12%
\$100,000 to 149,999	41,333	41,953	130,297	276,972	34,600	2,067	1,192,618
(%)	8%	9%	14%	9%	15%	6%	11%
\$150,000 plus	16,612	19,650	89,487	196,753	20,885	754	794,799
(%)	3%	4%	10%	6%	9%	2%	8%
Total No. of Households	501,457	482,541	915,593	3,091,492	229,686	37,062	11,113,553

Data Sources: US Census Bureau, www.nkca.ucla.edu

Education

San Bernardino County has a lesser percentage of population with undergraduate and graduate degrees, as compared to Orange and Ventura counties, as well as the state. The educational background of the population in San Bernardino County is very similar to that of Riverside County (see Table I-6).

Table I-6. Education by County, 2000

	San Bernardino County	Riverside County	Orange County	Los Angeles County	Ventura County	Imperial County	California
Less than 9th grade	102,229	99,024	191,242	955,932	49,085	19,927	2,446,324
(%)	10%	11%	11%	16%	10%	24%	12%
9th to 12th grade	151,365	135,449	181,177	814,592	44,787	14,331	2,496,419
(%)	15%	14%	10%	14%	9%	17%	12%
High school	246,155	230,867	317,332	1,108,314	92,936	18,378	4,288,452
(%)	25%	25%	17%	19%	20%	22%	21%
Some college	252,654	250,890	423,265	1,174,477	120,471	17,246	4,879,336
(%)	26%	27%	23%	20%	26%	21%	23%
AA degree	74,289	64,118	141,697	367,244	37,341	5,109	1,518,403
(%)	8%	7%	8%	6%	8%	6%	8%
BA degree	102,339	100,221	370,454	945,634	82,179	5,551	3,640,157
(%)	10%	11%	20%	16%	17%	7%	18%
Graduate degree	54,242	55,455	188,289	516,755	44,957	3,090	2,029,809
(%)	6%	6%	10%	9%	10%	4%	10%

Data Sources: US Census Bureau, www.nkca.ucla.edu

I.4.3 HISTORICAL CONTEXT

In April 1853, a bill was introduced to divide off the eastern portion of Los Angeles County into a separate county and on April 26, 1853, San Bernardino County was created from parts of Los Angeles, San Diego and Mariposa counties. The area that would become San Bernardino County was in the huge San Diego County in 1850. A year later, it became part of the expanding Los Angeles County. In 1854 the City of San Bernardino was incorporated as the county seat. In 1893 Riverside County was created out of parts of San Bernardino and San Diego Counties.³

For several thousand years Native Americans have inhabited the area. There are Paleo-Indian sites dating from circa 10,000 BC, indicating that the San Bernardino County area has been inhabited for at least 12,000 years. Artifacts in the Calico area suggest much earlier human occupation, but this has not been confirmed. In the past three thousand years, various Indian tribes flourished in the area: the Gabrielenos occupied the West Valley; the Serranos lived in the foothills of the San Bernardino Mountains; the Vanyumes lived along the Mojave River; the Mojave lived along the Colorado River; and in the 1500s the Chemehuevi moved into the Mojave Desert.

The first explorers to enter the area were Pedro Fages, Military Commander of California, in 1772 and Fr. Francisco Garces, a missionary priest, in 1774. On May 20, 1810, Franciscan missionary Francisco Dumat, of the San Gabriel Mission, led his company into a valley. In observance of the feast day of St. Bernardine of Siena, Dumat named the valley San Bernardino. This name was later given to the nearby mountain range, and later the city and the county.

³ <http://www.co.san-bernardino.ca.us/history.htm>

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In 1842, Governor Alvarado granted the Rancho San Bernardino, a holding of 37,700 acres encompassing the entire San Bernardino Valley, to the Lugo family. Captain Jefferson Hunt, of the Mormon Battalion, led a group of settlers into San Bernardino. In 1851, the Mormon Colony purchased the Rancho from the Lugos.

In 1860, gold was discovered in Holcomb and Bear Valleys in the San Bernardino Mountains, and placer mining began in Lytle Creek. Silver was being mined at Ivanpah in 1870, and the rich silver mines of the Calico district were developed in the 1880s. Borax was first discovered in 1862 in the Searles Dry Lake area near Trona, and transported out by mule team wagons.

In 1857 three orange trees were set out on a farm in Old San Bernardino; by 1882 a rail car load of oranges and lemons grown in the East Valley was being shipped to Denver. As early as the 1840s, vineyards were planted in the Cucamonga area, and in the 1870 census, San Bernardino County was credited with producing 48,720 gallons of wine.

I.5 PLANNING REGIONS

I.5.1 PLANNING REGION DEFINITION

San Bernardino County, with a land area of 20,106 square miles, is the largest county in the continental United States. The County covers more territory than the states of Rhode Island, Delaware, Massachusetts, and New Jersey combined. The County traverses approximately 13 percent of the state's area.

This vast county consists of three distinct geographic regions - the Valley, the Mountains, and the Desert. These diverse geographies not only vary by terrain but also in the issues and opportunities they face. This Background Report utilizes these natural regional divisions within the County to form the three planning regions: the Valley, the Mountains, and the Desert. [Figure I-3](#) shows the boundaries of the three planning regions. The three areas, combined, encompass all the unincorporated lands within San Bernardino County. As seen in the figure, the planning regions include the spheres of influence of the incorporated cities, which may appear as planning regions in the respective city general plans. It needs to be clarified here that these spheres of influences are a part of the unincorporated county areas, until annexed by the city.

[Figure I-3. Planning Regions](#)

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The division of the County by these three natural regions into three planning regions facilitates focused analysis of each region and also provides an opportunity to formulate custom solutions for the three planning regions. Wherever relevant, the discussions in this Background Report are divided by these three planning regions. For example, most of the land use discussions are divided into the three planning regions. In case of economic development discussions, the three regions are further subdivided into sub-regions to catch the minutiae of this vast county. However, in case of issues such as air quality, and cultural resources, where the significance of regional boundaries diminishes, discussions do not necessarily adhere to planning region boundaries. The following is a description of each planning region.

Valley Planning Region

The Valley Planning Region could be defined as all the area within the County that is south and west of the Forest Service boundaries. The San Bernardino range trending southeast forms the eastern limit of the Valley, along with the Yucaipa and Crafton Hills. The southern limits of the Valley are marked by alluvial highlands extending south from the San Bernardino and the Jurupa Mountains. The Valley Planning Region of the County is approximately 60 miles east of the Pacific Ocean and borders Los Angeles, Orange and Riverside counties. It is approximately 50 miles long from west to east and encompasses 500 square miles. It covers only 2.5% of the total County land, but holds approximately 75 percent of the County's population. Elevations within the Valley range from about 500 feet on the Valley floor to 1,700 feet in Live Oak Canyon, and to about 5,400 feet in the Yucaipa Hills. [Figure I-4](#) shows the boundaries of the Valley Planning Region. As seen in the figure, most of the Valley land is incorporated. Listed below are the incorporated cities and unincorporated communities in the Valley Planning Region.

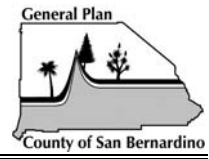
Incorporated Cities

- | | | |
|-----------------|--------------------|------------------|
| ➤ Chino | ➤ Highland | ➤ Redlands |
| ➤ Chino Hills | ➤ Loma Linda | ➤ Rialto |
| ➤ Colton | ➤ Montclair | ➤ San Bernardino |
| ➤ Fontana | ➤ Ontario | ➤ Upland |
| ➤ Grand Terrace | ➤ Rancho Cucamonga | ➤ Yucaipa |

Unincorporated Communities

- | | | |
|----------------------------|-----------------------|-------------------------|
| ➤ Aqua Mansa | ➤ Del Rosa | ➤ Mill Creek |
| ➤ Arrowhead Suburban Farms | ➤ Devore | ➤ Muscoy |
| ➤ Baldy Canyon | ➤ E. Loma Linda | ➤ N. Fontana |
| ➤ Barton Flats | ➤ E. Redlands | ➤ N. Loma Linda |
| ➤ Bloomington | ➤ East San Bernardino | ➤ N. Rialto |
| ➤ Bryn Mawr | ➤ Fallsville | ➤ San Antonio Heights |
| ➤ Crafton | ➤ Forest Home | ➤ South Montclair |
| ➤ Crestmore | ➤ Little Mt. | ➤ Verdemon |
| | ➤ Los Serranos | ➤ W. Redlands |
| | ➤ Lytle Creek | ➤ West Valley/Foothills |
| | ➤ Mentone | ➤ East Valley Corridor |

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[Figure I-4. Valley Planning Region](#)

Mountain Planning Region

North of the Valley Planning Region is the Mountain Planning Region, consisting of the San Bernardino and San Gabriel Mountain ranges. Elevations range from 2,000 feet along the foothills to the 11,502-foot summit of Mount San Gorgonio, the highest peak in Southern California. Of the 872 square miles within this planning region, approximately 715 square miles are public lands managed by State and Federal agencies, principally the US Forest Service. The region contains forests, meadows, and lakes. [Figure I-5](#) shows the boundaries of the Mountain Planning Region.

The San Gabriel Mountains, which extend from Los Angeles County, form the western end of the Mountain Planning Region. The San Gabriel Mountains form about one-third of the Mountain Planning Region, with the San Bernardino Mountains making up the remainder. The San Bernardino Mountains feature four large lakes (Big Bear Lake, Silverwood Lake, Lake Arrowhead, and Lake Gregory), and many smaller lakes. The Mountain Planning Region is the perfect setting for year-round sports and recreational opportunities. Water sports dominate the long, hot summer days and winter snow offers some of the best skiing in Southern California. The differences in elevation and topography are in part responsible for variations in temperature and precipitation. Of significant importance to the downstream areas of San Bernardino, Riverside and Orange counties are the headwaters of the Santa Ana River, which lie within these mountains.

Below is a list of incorporated cities and unincorporated communities in the Mountain Planning Region.

Incorporated Cities

- Big Bear Lake

Unincorporated Communities

- | | | |
|-------------------|---------------------|-------------------------|
| ➤ Angeles Oaks | ➤ Crestline | ➤ Oak Glen |
| ➤ Arrowbear | ➤ Erwin Lake | ➤ Rim Forest |
| ➤ Arrowhead Woods | ➤ Fawnskin | ➤ Running Springs |
| ➤ Baldwin Lake | ➤ Forest Falls | ➤ Silverwood |
| ➤ Barton Flats | ➤ Fredalba | ➤ Sky Forest |
| ➤ Bear Creek | ➤ Green Valley Lake | ➤ Sugarloaf |
| ➤ Big Bear | ➤ Holcomb Valley | ➤ Twin Peaks |
| ➤ Blue Cut | ➤ Lake Arrowhead | ➤ Valley of Enchantment |
| ➤ Blue Jay | ➤ Lake Gregory | ➤ Wrightwood |
| ➤ Cedar Glen | ➤ Lytle Creek | |
| ➤ Cedarpines Park | | |

[Figure I-5. Mountain Planning Region](#)

Desert Planning Region

The Desert Planning Region, the largest of the three planning regions, includes a significant portion of the Mojave Desert and contains about 93% (18,735 square miles) of the land within San Bernardino County. The Desert Planning Region is defined as including all of the unincorporated area of San Bernardino County lying north and east of the Mountain Planning Region. The Desert Planning Region is an assemblage of mountain ranges interspersed with long, broad valleys that often contain dry lakes. Many of these mountains rise from 1,000 to 4,000 feet above the valleys. Due to the persistent winds that blow throughout the year, large portions of the desert surface have been modified into a mosaic of pebbles and stones known as desert pavement. A major physical resource of the Desert Planning Region is the Mojave River, a critical water source for many of its residents. Among the few rivers that both flow north and do not empty into an ocean, the Mojave River travels north and east away from its watershed in the San Bernardino Mountains. The major part of its over 100-mile length is marked by a dry riverbed that only on occasion reveals the water within it. Except in exceedingly wet years, the Mojave River ends its flow at Soda Dry Lake near Baker. [Figure I-6](#) shows the boundaries of the Desert Planning Region and listed below are the incorporated cities and unincorporated communities in the Desert Planning Region.

Incorporated Cities

- | | | |
|----------------|---------------|--------------------|
| ➤ Adelanto | ➤ Hesperia | ➤ Twentynine Palms |
| ➤ Apple Valley | ➤ Victorville | ➤ Yucca Valley |
| ➤ Barstow | ➤ Needles | |

Unincorporated Communities

- | | | |
|--------------------|--------------------|----------------------|
| ➤ Baker | ➤ Joshua Tree | ➤ Red Mountain |
| ➤ Baldy Mesa | ➤ Kelso | ➤ Rice |
| ➤ Black Meadow | ➤ Kramer | ➤ Ridge Crest |
| ➤ Boron | ➤ Landers | ➤ Rimrock |
| ➤ Cadiz | ➤ Lenwood | ➤ Searles Valley |
| ➤ Daggett | ➤ Lucerne Valley | ➤ Spring Valley Lake |
| ➤ Earp | ➤ Ludlow | ➤ Summit Valley |
| ➤ El Mirage | ➤ Morongo Valley | ➤ Sunfair Heights |
| ➤ Essex | ➤ Newberry Springs | ➤ Trona |
| ➤ Flamingo Heights | ➤ Oak Hills | ➤ Vidal |
| ➤ Harvard | ➤ Oro Grande | ➤ Wonder Valley |
| ➤ Havasu | ➤ Parker Dam | ➤ Yermo |
| ➤ Helendale | ➤ Phelan | ➤ Yucca Mesa |
| ➤ Hinkley | ➤ Pinon Hills | |
| ➤ Johnson Valley | ➤ Pioneertown | |

[Figure I-6. Desert Planning Region](#)

Winter temperatures in some areas of the Desert Planning Region range near zero, the cold often compounded by the wind-chill factor. In the summer, temperatures can reach as high as 120°F in the lower elevations. The valleys between mountain ranges experience very high temperatures, while the adjacent mountains often experience much cooler temperatures, particularly at their summits. Rainfall and humidity are low. With the possible exception of some of the higher elevations in the mountains, precipitation throughout the Desert Planning Region is less than four inches per year, usually of short duration and high intensity. The resulting flash floods rapidly modify the terrain that is exposed to the erosive surface runoff. Unusually heavy or persistent rains often result in the temporary filling of a number of dry lakes until the surface water evaporates or infiltrates the soil.

I.5.2 PLANNING REGION DEMOGRAPHICS

This section presents demographic information at the Planning Region level for the period from 1990 to 2000, based on U.S. Census data. The purpose of this section is to show historical population trends to help understand influences on the future General Plan. Population data from the California Department of Finance from 1970 and 1980 is also presented in this section. In addition, the demographics for incorporated cities within the County and the unincorporated area are presented in this section according to the three previously described County Planning Regions: Valley, Mountain and Desert.

I.5.2.1 POPULATION GROWTH

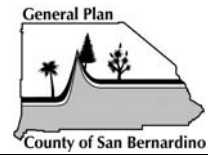
As shown in Table I-7, population in the County increased from 1970 to 2000 by about 151.0 percent, from 682,233 to 1,709,434. The incorporated cities, as a whole, experienced higher percentage growth than the County as a whole, increasing by about 269.0 percent over this time period. Population in the unincorporated areas declined during this time period by 1.7 percent. Figure I-7 shows that population in the County increased most rapidly from 1980 to 1990, by about 62.0 percent. The majority of the growth from 1970 to 2000 was within incorporated cities and through annexations, or within newly incorporated cities, as shown in Table I-8. This table shows the incorporation detail from 1970 to 2000. As shown, the most recent incorporation was in 1991.

Table I-9 compares growth in the Planning Regions to the total County from 1970 to 2000 and shows that most of the growth occurred within existing or newly incorporated cities. The Valley Planning Region represented about 74.0 percent of the total growth in the County from 1970 to 2000.

Table I-9 also shows that the greatest growth for all three planning regions occurred from 1980 to 1990, particularly in the Desert Planning Region, where population increased by 70.2 percent from 1980 to 1990. The rate of growth from 1990 to 2000 was not as great for the Planning Regions or the County as it was in the prior two decades.

Table I-10 shows the distribution of population by Planning Region for the three decades from 1970 to 2000. As shown, the share of the population in the unincorporated area decreased in the total County from 43.6 percent of the total population in 1970 to 17.1 percent of the total in 2000. This

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trend was due to the large amount of incorporation activity in the County from 1970 to 2000, as shown earlier in Table I-8.

In the Valley Planning Region, population in the unincorporated area comprised only 9.7 percent of the total population by 2000, compared to 32.0 percent in 1970. In the Desert Planning Region, the unincorporated population comprised 31.6 percent of the total planning region compared to 77.4 percent in 1970. The exception to this trend is the Mountain Planning Region that had no incorporated cities until Big Bear Lake incorporated in 1980. By 2000, population in unincorporated areas still represented about 90 percent of the population within the Mountain Planning Region.

As shown, the Planning Regions have retained about the same share of the total County population from 1970 to 2000. The Valley Planning Region comprised the largest portion of the total County population, about 75 to 76 percent, during this time period. The Mountain Planning Region comprised the smallest portion of the total County population, about 3.0 percent over this time period.

Table I-7. San Bernardino County Population Trends, 1970 to 2000

	1970	1980	1990	2000	Percent Change 1970- 2000
Incorporated	384,447	561,600	1,095,904	1,416,718	268.51%
Unincorporated	297,786	316,400	322,476	292,716	-1.70%
Total County	682,233	878,000	1,418,380	1,709,434	150.56%

Source: U.S. Census Data, 1990 and 2000.

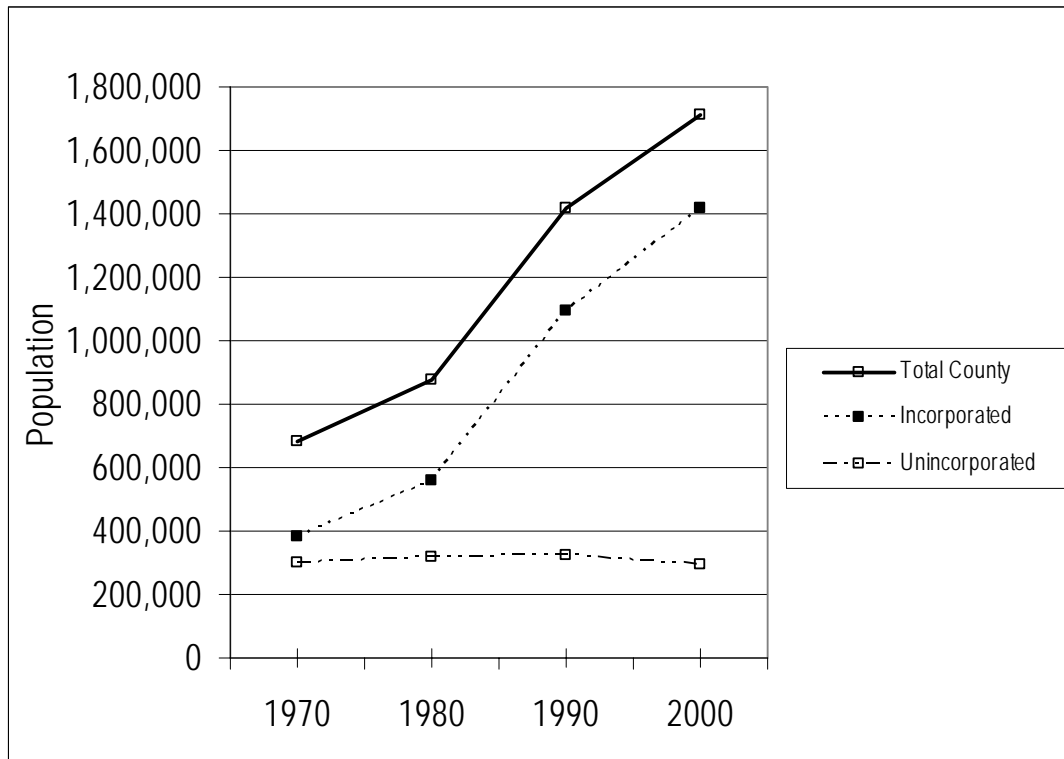
California Department of Finance, 1970 and 1980.

Table I-8. San Bernardino County Incorporation Activity, 1970 to 2000

1970 - 1979		1980 - 1989		1990 - 2000	
Cities Incorporated	Date	Cities Incorporated	Date	Cities Incorporated	Date
ADELANTO	1970	APPLE VALLEY	1988	CHINO HILLS	1991
GRAND TERRACE	1978	BIG BEAR LAKE	1980	YUCCA VALLEY	1991
LOMA LINDA	1970	HESPERIA	1988		
RANCHO CUCAMONGA	1977	HIGHLAND	1987		
		TWENTYNINE PALMS	1987		
		YUCAIPA	1989		

Source: Various City websites

Figure I-7. San Bernardino County Population Trends, 1970 to 2000



Source: U.S. Census Bureau, California State Dept. of Finance

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Table I-9. Planning Region Population Trends: 1970 to 2000

Planning Area	1970 Population	1980 Population	Percent Change 1970-1980	1990 Population	Percent Change 1980-1990	2000 Population	Percent Change 1990-2000	Percent Change 1970-2000
1. Valley								
Incorporated	352,109	526,030	49.4%	906,381	72.3%	1,154,722	27.4%	227.9%
Unincorporated	166,025	141,031	-15.1%	156,474	11.0%	124,384	-20.5%	-25.1%
Sub-total	518,134	667,061	28.7%	1,062,855	59.3%	1,279,106	20.3%	146.9%
2. Mountain								
Incorporated	0	0	0.0%	5,351	na	5,438	1.6%	na
Unincorporated	21,289	28,335	33.1%	39,397	39.0%	49,991	26.9%	134.8%
Sub-total	21,289	28,335	33.1%	44,748	57.9%	55,429	23.9%	160.4%
3. Desert								
Incorporated	32,338	35,570	10.0%	184,172	417.8%	256,558	39.3%	693.4%
Unincorporated	110,472	147,034	33.1%	126,605	-13.9%	118,341	-6.5%	7.1%
Sub-total	142,810	182,604	27.9%	310,777	70.2%	374,899	20.6%	162.5%
Total County								
Total Cities	384,447	561,600	46.1%	1,095,904	95.1%	1,416,718	29.3%	268.5%
Total Unincorporated	297,786	316,400	6.3%	322,476	1.9%	292,716	-9.2%	-1.7%
Total	682,233	878,000	28.7%	1,418,380	61.5%	1,709,434	20.5%	150.6%

Source: U.S. Census Data, 1990 and 2000.
California Department of Finance, 1970 and 1980.

Table I-10 Planning Region Population Distribution, 1970 to 2000

	1970	1980	1990	2000
Planning Area	% Dist.	% Dist.	% Dist.	% Dist.
1. Valley				
Incorporated	68.0%	78.9%	85.3%	90.3%
Unincorporated	<u>32.0%</u>	<u>21.1%</u>	<u>14.7%</u>	<u>9.7%</u>
Sub-total	100.0%	100.0%	100.0%	100.0%
% of Total County	75.9%	76.0%	74.9%	74.8%
2. Mountain				
Incorporated	0.0%	0.0%	12.0%	9.8%
Unincorporated	<u>100.0%</u>	<u>100.0%</u>	<u>88.0%</u>	<u>90.2%</u>
Sub-total	100.0%	100.0%	100.0%	100.0%
% of Total County	3.1%	3.2%	3.2%	3.2%
3. Desert				
Incorporated	22.6%	19.5%	59.3%	68.4%
Unincorporated	<u>77.4%</u>	<u>80.5%</u>	<u>40.7%</u>	<u>31.6%</u>
Sub-total	100.0%	100.0%	100.0%	100.0%
% of Total County	20.9%	20.8%	21.9%	21.9%
Total County				
Total Cities	56.4%	64.0%	77.3%	82.9%
Total Unincorporated	43.6%	36.0%	22.7%	17.1%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census Data, 1990 and 2000.
California Department of Finance, 1970 and 1980.

I.5.2.2 HOUSEHOLDS

As shown in Table I-11, households in the County increased from 1990 to 2000 by about 13.7 percent, from 464,737 to 528,594. Households in the unincorporated areas declined during this time period by 13.2 percent. The incorporated cities, as a whole, experienced higher percentage growth than the County as a whole. Table I-11 also shows household growth in the Planning Regions from 1990 to 2000. As shown, the Mountain Planning Region experienced stronger household growth than the overall County and the strongest growth of all the planning regions during this time period, increasing by 28.9 percent. In the unincorporated areas of the Planning Regions, households decreased for all of the Planning Regions except for the Mountain Planning Region, where they increased by 32.9 percent. The largest decrease was in the Valley Planning Region (31.5 percent).

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Figure I-8 shows that household population in the County increased more rapidly than households from 1990 to 2000. Also, Figure I-8 shows that in the unincorporated areas, household population declined relative to households. The majority of the household growth over the 1990 to 2000 period was within incorporated cities and through annexations, or within new incorporations. This included the incorporations of Chino Hills and Yucca Valley during this time period.

As shown in Figure I-9, household size in the total County and unincorporated area increased from 1990 to 2000 as well, from 2.97 to 3.15 persons per household in the total County and from 2.93 to 3.02 persons per household in the unincorporated area, reflecting the higher population growth relative to households. In the unincorporated areas of the Valley Planning Region, household size increased. However, in the Mountain and Desert Planning Regions, the household size decreased, indicating a larger number of retirement age households. This is discussed in the following section about age distribution.

Table I-12 compares the distribution of households by size in the Planning Regions and total County in 2000. As shown, there is a larger proportion of 1 to 2 person households in the Mountain and Desert Planning Regions, indicating a tendency towards more retirement households. This is particularly true in the Mountain Planning Region, where 1-2 person households comprised 61.1 percent of the total households. Households with more than 5 persons comprised only a small amount of the total households in the County and the Planning Regions. In the unincorporated areas of the Planning Regions, the Mountain Planning Region also had the highest proportion of 1 to 2 person households (59.9 percent) when compared to the County and other Planning Regions.

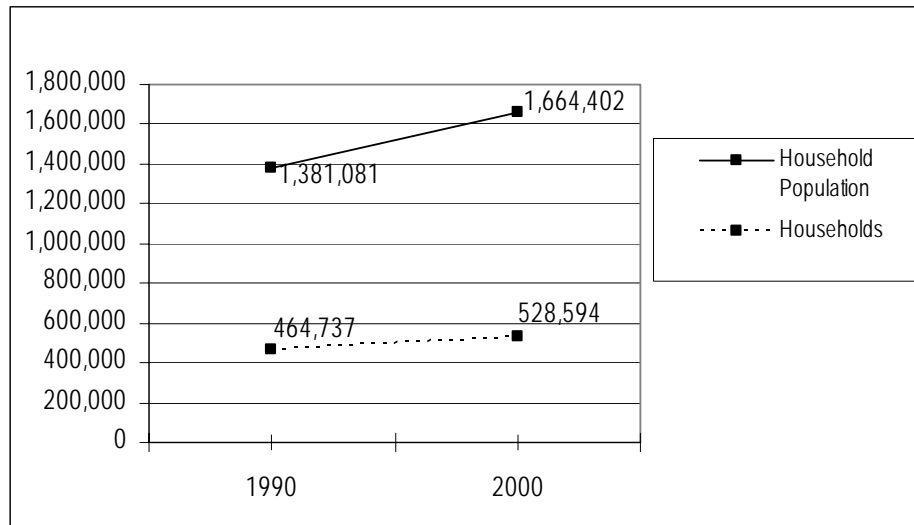
Table I-11. San Bernardino County Household Trends, 1990 to 2000

Planning Area	Incorporated			Unincorporated			Total		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Valley									
Households	293,888	348,626	18.6%	47,912	32,826	-31.5%	341,800	381,452	11.6%
Household Population	884,621	1,129,900	27.7%	151,483	119,799	-20.9%	1,036,104	1,249,699	20.6%
Household Size	3.01	3.24		3.16	3.65		3.03	3.28	
Mountain									
Households	2,262	2,343	3.6%	14,451	19,197	32.8%	16,713	21,540	28.9%
Household Population	5,343	5,413	1.3%	39,273	49,668	26.5%	44,616	55,081	23.5%
Household Size	2.36	2.31		2.72	2.59		2.67	2.56	
Desert									
Households	63,433	86,319	36.1%	42,791	39,283	-8.2%	106,224	125,602	18.2%
Household Population	183,253	252,941	38.0%	117,108	106,681	-8.9%	300,361	359,622	19.7%
Household Size	2.89	2.93		2.74	2.72		2.83	2.86	
County									
Households	359,583	437,288	21.6%	105,154	91,306	-13.2%	464,737	528,594	13.7%
Household Population	1,073,217	1,388,254	29.4%	307,864	276,148	-10.3%	1,381,081	1,664,402	20.5%
Household Size	2.98	3.17		2.93	3.02		2.97	3.15	

Source: U.S. Census Data, 1990 and 2000.

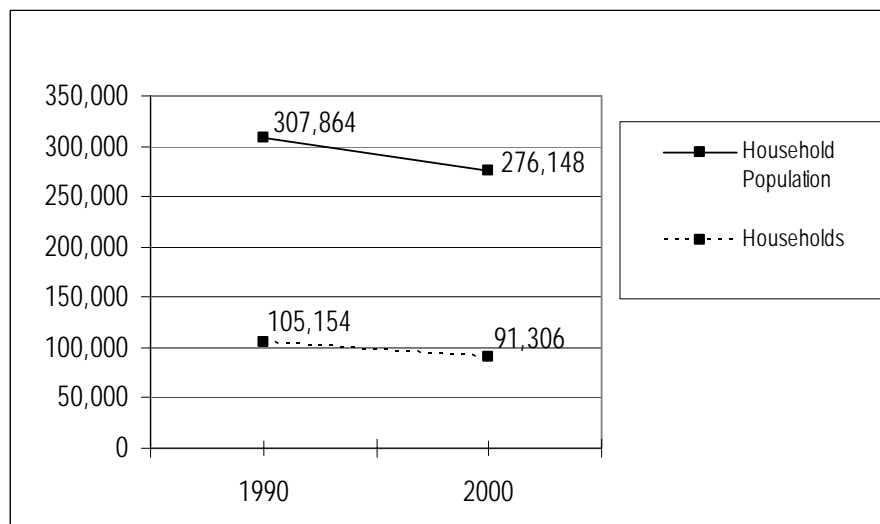
Figure I-8. San Bernardino County Household Trends, 1990 to 2000

Total County



Source: U.S. Census Data, 1990 and 2000

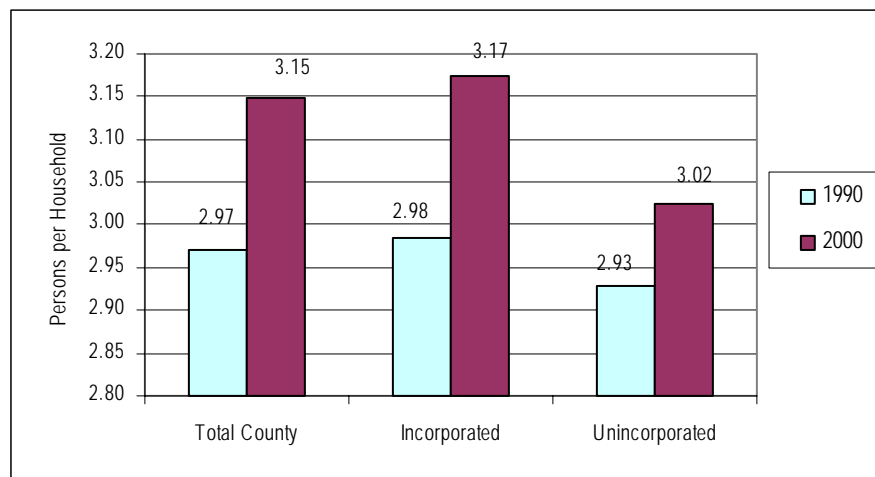
County Unincorporated Areas



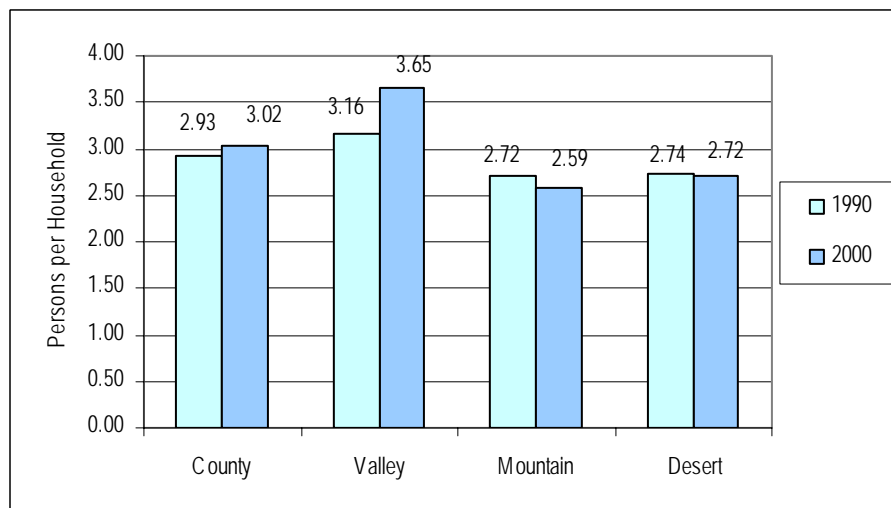
Source: U.S. Census Data, 1990 and 2000

Figure I-9. Household Size, 1990 to 2000

Total County



County and Planning Regions: Unincorporated Areas



Source: U.S. Census Data, 1990 and 2000

Table I-12. Planning Region Households Distribution by Size of Household

Planning Area	Incorporated		Unincorporated		Total	
	2000	% Dist.	2000	% Dist.	2000	% Dist.
Valley						
1 to 2 Persons	148,101	42.5%	12,377	37.7%	160,478	42.1%
2 to 5 Persons	162,736	46.7%	14,810	45.1%	177,546	46.5%
Above 5 Persons	<u>37,789</u>	<u>10.8%</u>	<u>5,639</u>	<u>17.2%</u>	<u>43,428</u>	<u>11.4%</u>
Subtotal	348,626	100.0%	32,826	100.0%	381,452	100.0%
Mountain						
1 to 2 Persons	1,655	70.6%	11,508	59.9%	13,163	61.1%
2 to 5 Persons	604	25.8%	6,918	36.0%	7,522	34.9%
Above 5 Persons	<u>84</u>	<u>3.6%</u>	<u>771</u>	<u>4.0%</u>	<u>855</u>	<u>4.0%</u>
Subtotal	2,343	100.0%	19,197	100.0%	21,540	100.0%
Desert						
1 to 2 Persons	43,274	50.1%	22,076	56.2%	65,350	52.0%
2 to 5 Persons	36,590	42.4%	15,097	38.4%	51,687	41.2%
Above 5 Persons	<u>6,455</u>	<u>7.5%</u>	<u>2,110</u>	<u>5.4%</u>	<u>8,565</u>	<u>6.8%</u>
Subtotal	86,319	100.0%	39,283	100.0%	125,602	100.0%
County						
1 to 2 Persons	193,030	44.1%	45,961	50.3%	238,991	45.2%
2 to 5 Persons	199,930	45.7%	36,825	40.3%	236,755	44.8%
Above 5 Persons	<u>44,328</u>	<u>10.1%</u>	<u>8,520</u>	<u>9.3%</u>	<u>52,848</u>	<u>10.0%</u>
Total	437,288	100.0%	91,306	100.0%	528,594	100.0%

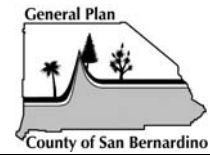
Source: U.S. Census Data, 1990 and 2000.

I.5.2.3 AGE DISTRIBUTION

County

As shown in Table I-13, the 35 to 64 age category (i.e., the experienced workforce) comprised the largest portion of the population in 2000. This category also experienced the largest population growth from 1990 to 2000, increasing by 38.4 percent. The Under 18 age category also grew rapidly, indicating an increase in family households. The population age 18 to 34 experienced a slight decline during this time period, decreasing by 1.8 percent. These trends were also true for the County's unincorporated areas. Table I-14 and Figure I-10 shows the median age for 1990 and 2000. As shown, the median age for the County has increased slightly from 1990 to 2000, from 29.3 to 30.4.

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Valley

As shown in Table I-15, the 35 to 64 age category comprised the largest portion of the population in 2000, but only slightly more than the Under 18 Years category. The large percentage of population under 18 years old indicates a strong presence of family households in the Valley Planning Region. The 35 to 64 age category experienced the largest population growth in the Valley Planning Region from 1990 to 2000, increasing by 37.7 percent, while the population age 18 to 34 experienced a decline during this time period. In the unincorporated area, population in the 18 to 34 age category experienced the largest decrease, declining by 34.7 percent, more than twice as much as the other age categories. As shown in Table I-14, with a median age of 29.5 in 2000, the Valley Planning Region is younger than the County and other Planning Regions.

Mountain

As shown in Table I-16, the 35 to 64 age category comprised the largest portion of the population in 2000. While this category experienced strong growth from 1990 to 2000, the most rapid growth was in the 65 Years & Over age category, which increased by 48.3 percent. Most of this population can be assumed to be retired. As with the County and other Planning Regions, the population age 18 to 34 experienced a decline during this time period, decreasing by 10.6 percent. These trends were reflected in the Mountain Planning Region's unincorporated areas as well, where the population in all age categories except for the age 18 to 34 category increased. The population age 65 years and Over experienced the largest increase (51.8 percent) over this time period. As shown in Table I-14, population in the Mountain Planning Region is older than the County as a whole and the other Planning Regions. The median age increased most dramatically in this Planning Region, from 34.7 in 1990 to 39.6 in 2000.

Desert

As shown in Table I-17, again the 35 to 64 age category comprised the largest portion of the population in 2000. While this category experienced the largest population growth, increasing by 40.3 percent from 1990 to 2000, there was also sizable growth in the 65 Years and Over age category, which increased by 26.4 percent, or faster than the County average. Also, most of this population can be assumed to be retired. As with the County and other Planning Regions, the population age 18 to 34 experienced a decline during this time period. In the unincorporated area of the Desert Planning Region, the population decreased in all categories except for age 35 to 64 years, reflecting the increase in the incorporated area population of this age group over this time period. As shown in Table I-14, population in the Desert Planning Region is older than the County as a whole, with a median age of 32.5.

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Table I-13. San Bernardino County Age Distribution, 1990 And 2000

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
County					
Incorporated					
Under 18 Years	343,669	31.4%	464,186	32.8%	35.1%
18 to 34 Years	332,794	30.4%	348,867	24.6%	4.8%
35 to 64 Years	325,207	29.7%	486,173	34.3%	49.5%
65 Years & Over	<u>94,234</u>	<u>8.6%</u>	<u>117,492</u>	<u>8.3%</u>	<u>24.7%</u>
Subtotal	1,095,904	100.0%	1,416,718	100.0%	29.3%
Unincorporated					
Under 18 Years	95,554	29.6%	87,861	30.0%	-8.1%
18 to 34 Years	93,587	29.0%	69,961	23.9%	-25.2%
35 to 64 Years	102,669	31.8%	105,927	36.2%	3.2%
65 Years & Over	<u>30,666</u>	<u>9.5%</u>	<u>28,967</u>	<u>9.9%</u>	<u>-5.5%</u>
Subtotal	322,476	100.0%	292,716	100.0%	-9.2%
Total County					
Under 18 Years	439,223	31.0%	552,047	32.3%	25.7%
18 to 34 Years	426,381	30.1%	418,828	24.5%	-1.8%
35 to 64 Years	427,876	30.2%	592,100	34.6%	38.4%
65 Years & Over	<u>124,900</u>	<u>8.8%</u>	<u>146,459</u>	<u>8.6%</u>	<u>17.3%</u>
Total	1,418,380	100.0%	1,709,434	100.0%	20.5%

Source: U.S. Census Data, 1990 and 2000.

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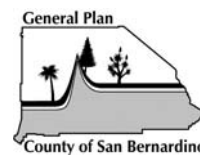
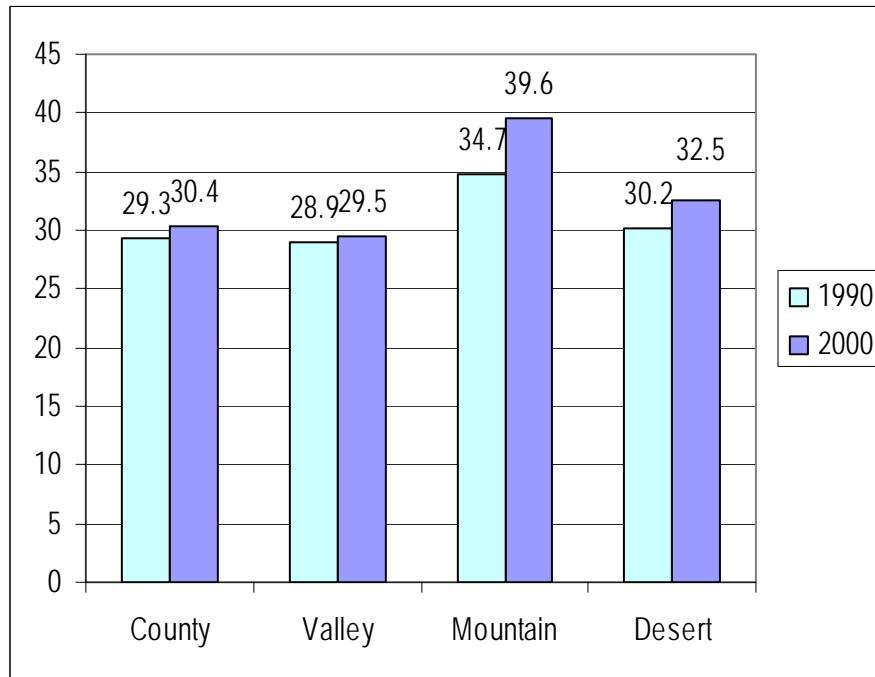


Table I-14. Median Age, 1990 and 2000

Planning Area	1990	2000
1. Valley		
Incorporated	28.8	29.6
Unincorporated	29.3	28.5
Sub-total	28.9	29.5
2. Mountain		
Incorporated	37.7	42.8
Unincorporated	34.4	39.3
Sub-total	34.7	39.6
3. Desert		
Incorporated	29.7	32.2
Unincorporated	30.9	33.2
Sub-total	30.2	32.5
Total County		
Total Cities	29.0	30.1
Total Unincorporated	30.5	32.0
Total	29.3	30.4

Source: U.S. Census Data, 1990 and 2000.

Figure I-10. Median Age, 1990 and 2000



Source: U.S. Census Data, 1990 and 2000

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Table I-15. Valley Planning Region Age Distribution: 1990 and 2000

Planning Area	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Valley					
Incorporated					
Under 18 Years	283,633	31.3%	379,873	32.9%	33.9%
18 to 34 Years	280,440	30.9%	293,617	25.4%	4.7%
35 to 64 Years	268,117	29.6%	395,530	34.3%	47.5%
65 Years & Over	<u>74,191</u>	<u>8.2%</u>	<u>85,702</u>	<u>7.4%</u>	<u>15.5%</u>
Subtotal	906,381	100.0%	1,154,722	100.0%	27.4%
Unincorporated					
Under 18 Years	49,405	31.6%	43,304	34.8%	-12.3%
18 to 34 Years	47,573	30.4%	31,070	25.0%	-34.7%
35 to 64 Years	48,806	31.2%	40,790	32.8%	-16.4%
65 Years & Over	<u>10,690</u>	<u>6.8%</u>	<u>9,220</u>	<u>7.4%</u>	<u>-13.8%</u>
Subtotal	156,474	100.0%	124,384	100.0%	-20.5%
Total Valley					
Under 18 Years	333,038	31.3%	423,177	33.1%	27.1%
18 to 34 Years	328,013	30.9%	324,687	25.4%	-1.0%
35 to 64 Years	316,923	29.8%	436,320	34.1%	37.7%
65 Years & Over	<u>84,881</u>	<u>8.0%</u>	<u>94,922</u>	<u>7.4%</u>	<u>11.8%</u>
Total	1,062,855	100.0%	1,279,106	100.0%	20.3%

Source: U.S. Census Data, 1990 and 2000.

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Table I-16. Mountain Planning Region Age Distribution: 1990 and 2000

Planning Area	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Mountain					
Incorporated					
Under 18 Years	1,240	23.2%	1,227	22.6%	-1.0%
18 to 34 Years	1,200	22.4%	896	16.5%	-25.3%
35 to 64 Years	2,188	40.9%	2,370	43.6%	8.3%
65 Years & Over	<u>723</u>	<u>13.5%</u>	<u>945</u>	<u>17.4%</u>	<u>30.7%</u>
Subtotal	5,351	100.0%	5,438	100.0%	1.6%
Unincorporated					
Under 18 Years	11,392	28.9%	13,732	27.5%	20.5%
18 to 34 Years	8,754	22.2%	8,004	16.0%	-8.6%
35 to 64 Years	15,650	39.7%	22,788	45.6%	45.6%
65 Years & Over	<u>3,601</u>	<u>9.1%</u>	<u>5,467</u>	<u>10.9%</u>	<u>51.8%</u>
Subtotal	39,397	100.0%	49,991	100.0%	26.9%
Total Mountain					
Under 18 Years	12,632	28.2%	14,959	27.0%	18.4%
18 to 34 Years	9,954	22.2%	8,900	16.1%	-10.6%
35 to 64 Years	17,838	39.9%	25,158	45.4%	41.0%
65 Years & Over	<u>4,324</u>	<u>9.7%</u>	<u>6,412</u>	<u>11.6%</u>	<u>48.3%</u>
Total	44,748	100.0%	55,429	100.0%	23.9%

Source: U.S. Census Data, 1990 and 2000.

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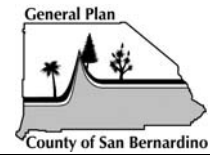


Table I-17. Desert Planning Region Age Distribution, 1990 and 2000

Planning Area	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Desert					
Incorporated					
Under 18 Years	58,796	31.9%	83,086	32.4%	41.3%
18 to 34 Years	51,154	27.8%	54,354	21.2%	6.3%
35 to 64 Years	54,902	29.8%	88,273	34.4%	60.8%
65 Years & Over	19,320	10.5%	30,845	12.0%	59.7%
Subtotal	184,172	100.0%	256,558	100.0%	39.3%
Unincorporated					
Under 18 Years	34,757	27.5%	30,825	26.0%	-11.3%
18 to 34 Years	37,260	29.4%	30,887	26.1%	-17.1%
35 to 64 Years	38,213	30.2%	42,349	35.8%	10.8%
65 Years & Over	16,375	12.9%	14,280	12.1%	-12.8%
Subtotal	126,605	100.0%	118,341	100.0%	-6.5%
Total Desert					
Under 18 Years	93,553	30.1%	113,911	30.4%	21.8%
18 to 34 Years	88,414	28.4%	85,241	22.7%	-3.6%
35 to 64 Years	93,115	30.0%	130,622	34.8%	40.3%
65 Years & Over	35,695	11.5%	45,125	12.0%	26.4%
Total	310,777	100.0%	374,899	100.0%	20.6%

Source: U.S. Census Data, 1990 and 2000.

I.5.2.4 RACE AND ETHNICITY

County

As shown in Table I-18, the percent of the total County White population declined significantly (61% to 44% of the total) from 1990 to 2000 while the Hispanic population increased (29% to 39% of the total). The Asian and Black populations also experienced significant percentage increases. In 2000, the White population comprised less than half (44.0 percent) of the total population, compared to the unincorporated areas of the County where the population was predominately White (57.0 percent). In 2000, the Hispanic population was the second most predominant group in both the County and the unincorporated area. The Black population comprised a small portion of the total County population, as did other races. Figure I-11 shows the distribution of race and ethnicity in 2000 for the total County compared to the unincorporated areas.

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Table I-18. San Bernardino County Race and Ethnicity: 1990 and 2000

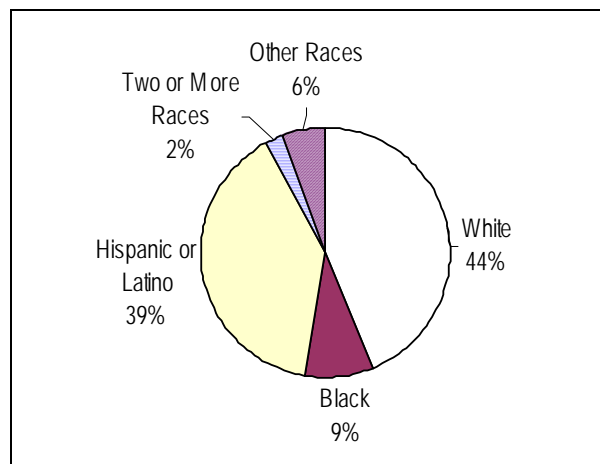
	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
County					
Incorporated					
White	634,552	57.9%	585,425	41.3%	-7.7%
Black	93,746	8.6%	136,441	9.6%	45.5%
Amer. Indian/Alaska Native	6,912	0.6%	7,226	0.5%	4.5%
Asian/Pacific Islander	44,901	4.1%	77,110	5.4%	71.7%
Other Races	2,542	0.2%	2,517	0.2%	-1.0%
Two or More Races ¹	na	na	34,967	2.5%	na
Hispanic or Latino	<u>313,251</u>	<u>28.6%</u>	<u>573,032</u>	<u>40.4%</u>	<u>82.9%</u>
Subtotal	1,095,904	100.0%	1,416,718	100.0%	29.3%
Unincorporated					
White	227,561	70.6%	166,797	57.0%	-26.7%
Black	15,416	4.8%	13,760	4.7%	-10.7%
Amer. Indian/Alaska Native	3,106	1.0%	2,578	0.9%	-17.0%
Asian/Pacific Islander	10,486	3.3%	5,431	1.9%	-48.2%
Other Races	576	0.2%	522	0.2%	-9.4%
Two or More Races ¹	na	na	7,273	2.5%	na
Hispanic or Latino	<u>65,331</u>	<u>20.3%</u>	<u>96,355</u>	<u>32.9%</u>	<u>47.5%</u>
Subtotal	322,476	100.0%	292,716	100.0%	-9.2%
Total county					
White	862,113	60.8%	752,222	44.0%	-12.7%
Black	109,162	7.7%	150,201	8.8%	37.6%
Amer. Indian/Alaska Native	10,018	0.7%	9,804	0.6%	-2.1%
Asian/Pacific Islander	55,387	3.9%	82,541	4.8%	49.0%
Other Races	3,118	0.2%	3,039	0.2%	-2.5%
Two or More Races ¹	na	na	42,240	2.5%	na
Hispanic or Latino	<u>378,582</u>	<u>26.7%</u>	<u>669,387</u>	<u>39.2%</u>	<u>76.8%</u>
Total	1,418,380	100.0%	1,709,434	100.0%	20.5%

1. The 2000 Census included a new category for origin of two or more races.

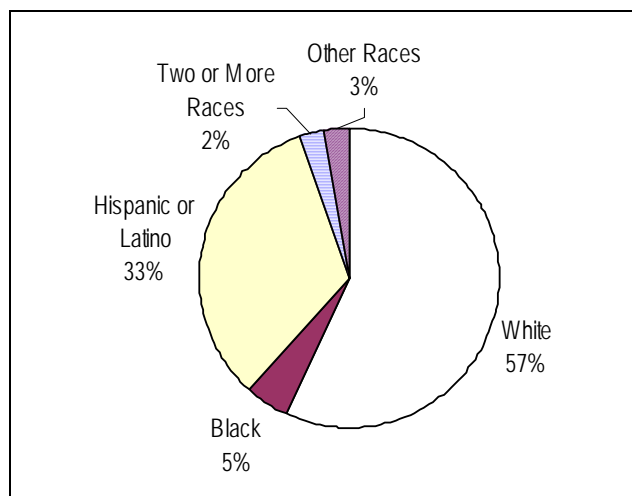
Source: U.S. Census Data, 1990 and 2000.

Figure I-11. Race and Ethnicity :2000

Total County



Unincorporated Areas



Source: U.S. Census Data, 2000

Valley

As shown in Figure I-11, the White population declined from 1990 to 2000 while the Hispanic population increased. This trend was reflected in both the unincorporated areas and incorporated

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cities of the Valley Planning Region. In 2000, the Valley Planning Region was comprised primarily of Hispanics, at 44.6 percent of the population. In the unincorporated area, Hispanics comprised 56.0 percent of the population. The Black population was more strongly represented in the Valley Planning Region unincorporated area when compared to the other Planning Regions.

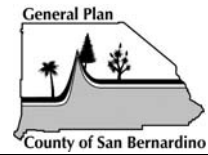
Table I-19. Valley Planning Region Race and Ethnicity, 1990 and 2000

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Valley Incorporated					
White	498,389	55.0%	432,329	37.4%	-13.3%
Black	82,737	9.1%	116,056	10.1%	40.3%
Amer. Indian/Alaska Native	4,898	0.5%	4,901	0.4%	0.1%
Asian/Pacific Islander	40,308	4.4%	70,638	6.1%	75.2%
Other Races	2,264	0.2%	2,015	0.2%	-11.0%
Two or More Races ¹	na	na	27,407	2.4%	na
Hispanic or Latino	<u>277,785</u>	<u>30.6%</u>	<u>501,376</u>	<u>43.4%</u>	<u>80.5%</u>
Subtotal	906,381	100.0%	1,154,722	100.0%	27.4%
Unincorporated					
White	91,999	58.8%	41,022	33.0%	-55.4%
Black	8,484	5.4%	7,817	6.3%	-7.9%
Amer. Indian/Alaska Native	1,140	0.7%	772	0.6%	-32.3%
Asian/Pacific Islander	7,749	5.0%	2,721	2.2%	-64.9%
Other Races	420	0.3%	167	0.1%	-60.2%
Two or More Races ¹	na	na	2,230	1.8%	na
Hispanic or Latino	<u>46,682</u>	<u>29.8%</u>	<u>69,655</u>	<u>56.0%</u>	<u>49.2%</u>
Subtotal	156,474	100.0%	124,384	100.0%	-20.5%
Valley Total					
White	590,388	55.5%	473,351	37.0%	-19.8%
Black	91,221	8.6%	123,873	9.7%	35.8%
Amer. Indian/Alaska Native	6,038	0.6%	5,673	0.4%	-6.0%
Asian/Pacific Islander	48,057	4.5%	73,359	5.7%	52.6%
Other Races	2,684	0.3%	2,182	0.2%	-18.7%
Two or More Races ¹	na	na	29,637	2.3%	na
Hispanic or Latino	<u>324,467</u>	<u>30.5%</u>	<u>571,031</u>	<u>44.6%</u>	<u>76.0%</u>
Total	1,062,855	100.0%	1,279,106	100.0%	20.3%

1. The 2000 Census included a new category for origin of two or more races.

Source: U.S. Census Data, 1990 and 2000.

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Mountain

As shown in Table I-20, in 2000, both the total Mountain Planning Region and its unincorporated area were comprised primarily of the White population, at about 82.4 percent of the population. The Hispanic population, the second largest group, experienced a significant increase (84.2 percent) from 1990 to 2000. This trend was reflected in both the unincorporated areas and incorporated cities of the Mountain Planning Region.

Desert

As shown in Table I-21, the White population increased slightly from 1990 to 2000 while the Hispanic population increased by 81.6 percent. In 2000, the White population comprised the majority of the population in both the total Desert Planning Region (62.2 percent) and its unincorporated area (71.4 percent).

I.5.2.5 HOUSEHOLD INCOME

Average Household Income and Median Household Income

As shown in Table I-22, the County had an average household income of \$53,064 in 2000 and a median household income of \$42,446. The Mountain Planning Region had the highest average household income and median household income during 2000 (characteristic of areas with second homes), followed by the Valley Planning Region. The Desert Planning Region had the lowest. Income growth from 1990 to 2000 generally kept pace with inflation, which was about 26 percent over this time period.

In the unincorporated areas, the Mountain Planning Region also had the highest average household income and median household income during 2000. Income growth also generally kept pace with inflation, except for in the County and in the Valley Planning Region. In the Valley Planning Region, both the average household income and median income increased by less than 10.0 percent from 1990 to 2000.

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Table I-20. Mountain Planning Region Race and Ethnicity, 1990 and 2000

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Mountain Incorporated					
White	4,820	90.1%	4,433	81.5%	-8.0%
Black	18	0.3%	37	0.7%	105.6%
Amer. Indian/Alaska Native	58	1.1%	37	0.7%	-36.2%
Asian/Pacific Islander	33	0.6%	43	0.8%	30.3%
Other Races	2	0.04%	10	0.2%	400.0%
Two or More Races ¹	na	na	133	2.4%	na
Hispanic or Latino	<u>420</u>	<u>7.8%</u>	<u>745</u>	<u>13.7%</u>	<u>77.4%</u>
Subtotal	5,351	100.0%	5,438	100.0%	1.6%
Unincorporated					
White	35,435	89.9%	41,265	82.5%	16.5%
Black	199	0.5%	370	0.7%	85.9%
Amer. Indian/Alaska Native	337	0.9%	418	0.8%	24.0%
Asian/Pacific Islander	313	0.8%	491	1.0%	56.9%
Other Races	35	0.1%	114	0.2%	225.7%
Two or More Races ¹	na	na	1,633	3.3%	na
Hispanic or Latino	<u>3,078</u>	<u>7.8%</u>	<u>5,700</u>	<u>11.4%</u>	<u>85.2%</u>
Subtotal	39,397	100.0%	49,991	100.0%	26.9%
Mountain Total					
White	40,255	90.0%	45,698	82.4%	13.5%
Black	217	0.5%	407	0.7%	87.6%
Amer. Indian/Alaska Native	395	0.9%	455	0.8%	15.2%
Asian/Pacific Islander	346	0.8%	534	1.0%	54.3%
Other Races	37	0.1%	124	0.2%	235.1%
Two or More Races ¹	na	na	1,766	3.2%	na
Hispanic or Latino	<u>3,498</u>	<u>7.8%</u>	<u>6,445</u>	<u>11.6%</u>	<u>84.2%</u>
Total	44,748	100.0%	55,429	100.0%	23.9%

1. The 2000 Census included a new category for origin of two or more races.

Source: U.S. Census Data, 1990 and 2000.

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Table I-21. Desert Planning Region Race and Ethnicity, 1990 and 2000

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Desert Incorporated					
White	131,343	71.3%	148,663	57.9%	13.2%
Black	10,991	6.0%	20,348	7.9%	85.1%
Amer. Indian/Alaska Native	1,956	1.1%	2,288	0.9%	17.0%
Asian/Pacific Islander	4,560	2.5%	6,429	2.5%	41.0%
Other Races	276	0.15%	492	0.2%	78.3%
Two or More Races ¹	na	na	7,427	2.9%	na
Hispanic or Latino	<u>35,046</u>	<u>19.0%</u>	<u>70,911</u>	<u>27.6%</u>	<u>102.3%</u>
Subtotal	184,172	100.0%	256,558	100.0%	39.3%
Unincorporated					
White	100,127	79.1%	84,510	71.4%	-15.6%
Black	6,733	5.3%	5,573	4.7%	-17.2%
Amer. Indian/Alaska Native	1,629	1.3%	1,388	1.2%	-14.8%
Asian/Pacific Islander	2,424	1.9%	2,219	1.9%	-8.5%
Other Races	121	0.1%	241	0.2%	99.2%
Two or More Races ¹	na	na	3,410	2.9%	na
Hispanic or Latino	<u>15,571</u>	<u>12.3%</u>	<u>21,000</u>	<u>17.7%</u>	<u>34.9%</u>
Subtotal	126,605	100.0%	118,341	100.0%	-6.5%
Desert Total					
White	231,470	74.5%	233,173	62.2%	0.7%
Black	17,724	5.7%	25,921	6.9%	46.2%
Amer. Indian/Alaska Native	3,585	1.2%	3,676	1.0%	2.5%
Asian/Pacific Islander	6,984	2.2%	8,648	2.3%	23.8%
Other Races	397	0.1%	733	0.2%	84.6%
Two or More Races ¹	na	na	10,837	2.9%	na
Hispanic or Latino	<u>50,617</u>	<u>16.3%</u>	<u>91,911</u>	<u>24.5%</u>	<u>81.6%</u>
Total	310,777	100.0%	374,899	100.0%	20.6%

1. The 2000 Census included a new category for origin of two or more races.

Source: U.S. Census Data, 1990 and 2000.

Table I-22. Average Household Income and Median Household Income, 1990 and 2000

Planning Area	Unincorporated			Total Area		
	1990	2000	% Change	1990	2000	% Change
Valley						
Average HH Income	\$44,401	\$47,134	6.2%	\$41,540	\$55,491	33.6%
Median HH Income	\$37,153	\$37,322	0.5%	\$35,316	\$44,471	25.9%
Mountain						
Average HH Income	\$47,756	\$60,709	27.1%	\$46,459	\$59,500	28.1%
Median HH Income	\$38,147	\$47,866	25.5%	\$36,811	\$46,511	26.4%
Desert						
Average HH Income	\$33,026	\$44,146	33.7%	\$34,227	\$44,592	30.3%
Median HH Income	\$26,199	\$35,348	34.9%	\$28,076	\$36,075	28.5%
County						
Average HH Income	\$40,270	\$48,704	20.9%	\$40,055	\$53,064	32.5%
Median HH Income	\$32,581	\$38,430	18.0%	\$33,443	\$42,446	26.9%

Source: U.S. Census Data, 1990 and 2000.

Income Distribution

As shown in Table I-23 and Figure I-12, about 19 percent to 21 percent of the households in the County and Planning Regions earned average annual household incomes of \$50,000 to \$74,000 in 2000. This was also true in the unincorporated areas. The Mountain Planning Region shows the highest incomes, with 26.3 percent of its households earning \$75,000 or more annually. The Desert Planning Region has a larger concentration of lower incomes, with 34.6 percent of the households earning less than \$25,000 annually, reflecting the larger number of retirement households.

Poverty Status

Poverty status for individuals is presented in Table I-24. As shown, the increase in poverty was greater than the total population growth from 1990 to 2000. There was a 50.8 percent increase of the population in poverty for the County, compared to a 20.5 percent increase in the total population during this time.

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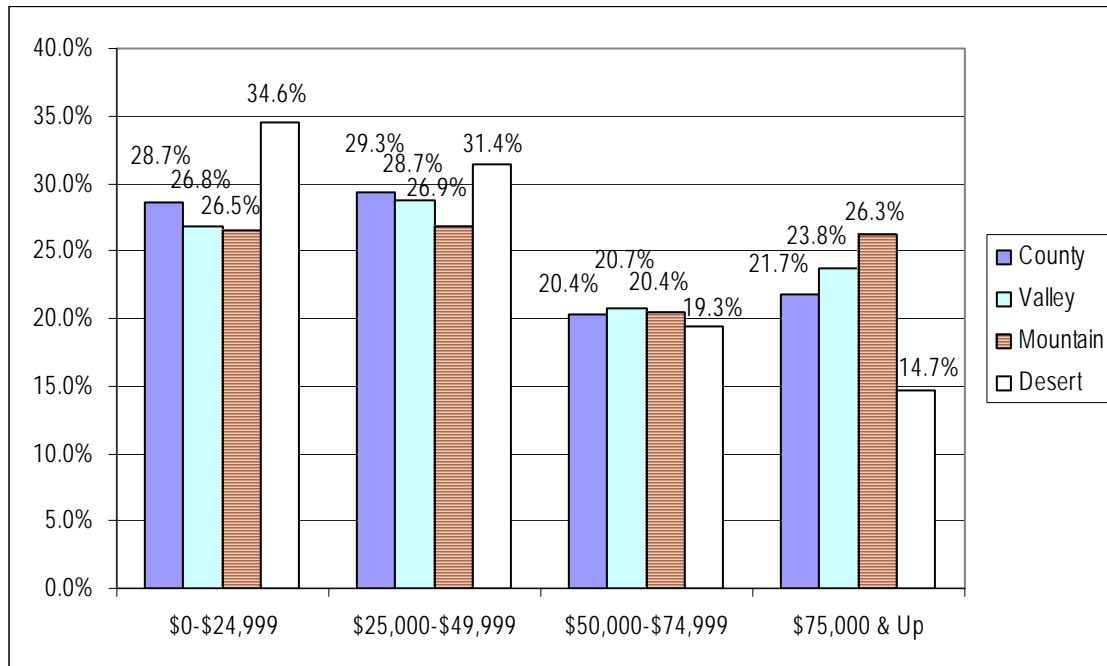
Figure I-13 shows that the percentage of the population living in poverty has increased from 1990 to 2000 for the County and all of the Planning Regions. In 2000, persons in poverty comprised about 15.4 percent of the total County population. In the County's unincorporated areas, poverty status was similar, with about 15.3 percent of the total population living in poverty in 2000. In the Planning Regions, the Valley Planning Region had a higher percentage of poverty in the unincorporated area (20.4 percent) when compared to the other Planning Regions.

Table I-23. Distribution of Households by Average Household Income: 2000

	County		Valley		Mountain		Desert	
	House Holds	% Dist.	House Holds	% Dist.	House Holds	% Dist.	House Holds	% Dist.
Incorporated								
\$0 - \$14,999	66,856	15.3%	49,957	14.3%	432	18.3%	16,467	19.0%
\$15,000-\$24,999	55,554	12.7%	41,727	12.0%	487	20.6%	13,340	15.4%
\$25,000-\$34,999	53,811	12.3%	41,612	11.9%	274	11.6%	11,925	13.8%
\$35,000-\$49,999	72,851	16.6%	57,510	16.5%	294	12.5%	15,047	17.4%
\$50,000-\$74,999	90,254	20.6%	72,768	20.9%	421	17.8%	17,065	19.7%
\$75,000-\$99,999	48,574	11.1%	41,134	11.8%	193	8.2%	7,247	8.4%
\$100,000 & Up	<u>49,689</u>	<u>11.4%</u>	<u>43,984</u>	<u>12.6%</u>	<u>258</u>	<u>10.9%</u>	<u>5,447</u>	<u>6.3%</u>
Subtotal	437,589	100.0%	348,692	100.0%	2,359	100.0%	86,538	100.0%
Unincorporated								
\$0 - \$14,999	15,936	17.5%	6,110	18.5%	2,424	12.6%	7,402	18.9%
\$15,000-\$24,999	13,200	14.5%	4,609	14.0%	2,357	12.3%	6,234	15.9%
\$25,000-\$34,999	12,702	13.9%	4,797	14.6%	2,139	11.2%	5,766	14.7%
\$35,000-\$49,999	15,388	16.9%	5,609	17.0%	3,074	16.0%	6,705	17.1%
\$50,000-\$74,999	17,435	19.1%	6,222	18.9%	3,967	20.7%	7,246	18.5%
\$75,000-\$99,999	8,333	9.1%	2,948	8.9%	2,348	12.3%	3,037	7.8%
\$100,000 & Up	<u>8,256</u>	<u>9.0%</u>	<u>2,658</u>	<u>8.1%</u>	<u>2,858</u>	<u>14.9%</u>	<u>2,740</u>	<u>7.0%</u>
Subtotal	91,250	100.0%	32,953	100.0%	19,167	100.0%	39,130	100.0%
Total								
\$0 - \$14,999	82,792	15.7%	56,067	14.7%	2,856	13.3%	23,869	19.0%
\$15,000-\$24,999	68,754	13.0%	46,336	12.1%	2,844	13.2%	19,574	15.6%
\$25,000-\$34,999	66,513	12.6%	46,409	12.2%	2,413	11.2%	17,691	14.1%
\$35,000-\$49,999	88,239	16.7%	63,119	16.5%	3,368	15.6%	21,752	17.3%
\$50,000-\$74,999	107,689	20.4%	78,990	20.7%	4,388	20.4%	24,311	19.3%
\$75,000-\$99,999	56,907	10.8%	44,082	11.6%	2,541	11.8%	10,284	8.2%
\$100,000 & Up	57,945	11.0%	46,642	12.2%	3,116	14.5%	8,187	6.5%
Total	528,839	100.0%	381,645	100.0%	21,526	100.0%	125,668	100.0%

Source: U.S. Census Data, 1990 and 2000.

Figure I-12. Distribution of Households by Average Household Income, 2000



Source: U.S. Census Data, 1990 and 2000.

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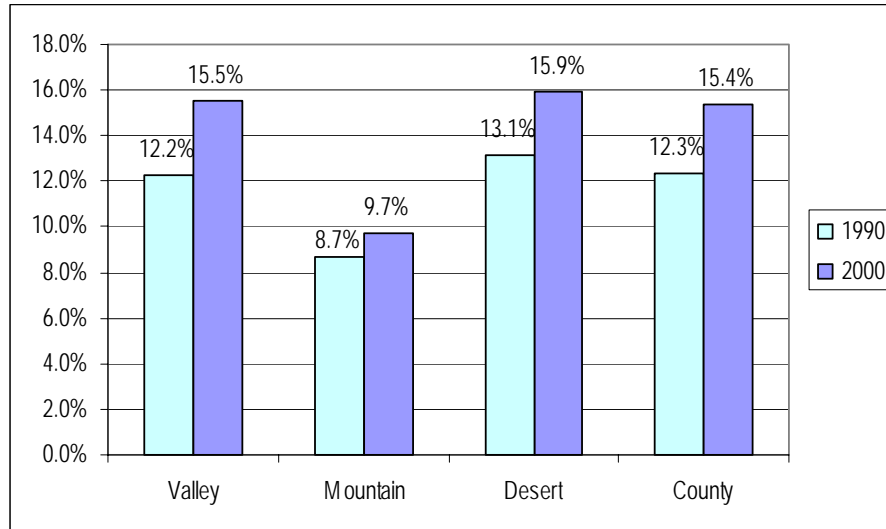
Table I-24. Individuals in Poverty, 1990 and 2000

Planning Area	1990	2000	% Change
Valley			
Total Population in Poverty	130,038	198,334	52.5%
Total Population	1,062,855	1,279,106	20.3%
% in Poverty	12.2%	15.5%	
Mountain			
Total Population in Poverty	3,890	5,368	38.0%
Total Population	44,748	55,429	23.9%
% in Poverty	8.7%	9.7%	
Desert			
Total Population in Poverty	40,799	59,710	46.4%
Total Population	310,777	374,899	20.6%
% in Poverty	13.1%	15.9%	
County			
Total Population in Poverty	174,727	263,412	50.8%
Total Population	1,418,380	1,709,434	20.5%
% in Poverty	12.3%	15.4%	

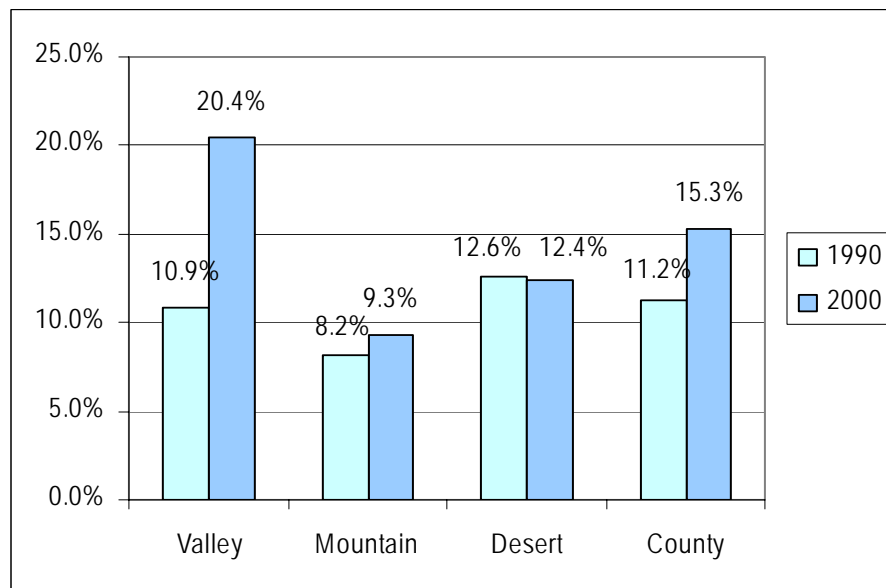
Source: U.S. Census Data, 1990 and 2000.

Figure I-13. Percent of Population Living in Poverty, 1990 to 2000

Total Area

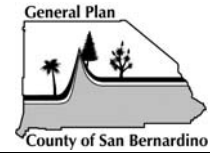


Unincorporated Areas



Source: U.S. Census Data, 1990 and 2000.

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I.5.2.6 EDUCATIONAL ATTAINMENT

The U.S. Census provides data on educational attainment for the population age 25 years and older. This includes the total population over age 25 regardless of whether they are working, unemployed or retired.

County

As shown in Table I-25, the population without a high school diploma (Less than 9 Years and 9 to 12 years of education) increased from 1990 to 2000, by 56.7 percent. Correspondingly, the population with a bachelor's degree or higher increased by 54.7 percent. This indicates that while a large number of workers with low job skills have increased in the County, a sizable portion of the labor force is becoming more educated. In 2000, those without a high school diploma comprised 25.8 percent of the total, about the same as the unincorporated area.

Valley

As shown in Table I-26, the population without a high school diploma increased from 1990 to 2000 by 65.6 percent, more than the County as a whole. Those with a bachelor's degree or higher also increased during this time period (50.9 percent). In 2000, those without a high school diploma comprised 27.8 percent of the total Planning Region population, less than in the unincorporated area (38.7 percent).

Mountain

As shown in Table I-27, the population without a high school diploma increased from 1990 to 2000 by 105.6 percent, more than the County or any other Planning Region. Those with a bachelor's degree or higher also increased, by 78.7 percent. In 2000, those without a high school diploma comprised a smaller percentage of the total (12.2 percent) than the County or other Planning Regions. This trend was also true for the unincorporated area.

Desert

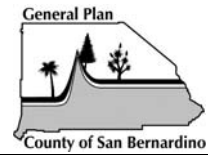
As shown in Table I-28, the population without a high school diploma increased from 1990 to 2000 by about 15.9 percent, less than the County or any other Planning Region. In 2000, those without a high school diploma comprised 21.5 percent of the total Planning Region population age 25 years and over, less than the County at 25.8 percent.

**Table I-25. County Educational Attainment
 Population Age 25 Years and Over**

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
County					
Incorporated					
Less than 9 Years	58,506	9.3%	85,617	10.6%	46.3%
9 to 12 Years	99,001	15.7%	124,504	15.4%	25.8%
H.S. Diploma	165,929	26.3%	198,818	24.5%	19.8%
Some College	158,423	25.1%	207,244	25.6%	30.8%
Associated Arts	54,422	8.6%	61,204	7.6%	12.5%
Bachelors Degree	62,505	9.9%	87,467	10.8%	39.9%
Graduate Degree	<u>32,903</u>	<u>5.2%</u>	<u>45,790</u>	<u>5.6%</u>	<u>39.2%</u>
Subtotal	631,689	100.0%	810,644	100.0%	28.3%
Unincorporated					
Less than 9 Years	14,298	7.4%	16,612	9.6%	16.2%
9 to 12 Years	31,151	16.1%	26,861	15.6%	-13.8%
H.S. Diploma	57,048	29.5%	47,337	27.4%	-17.0%
Some College	47,632	24.7%	45,410	26.3%	-4.7%
Associated Arts	15,356	8.0%	13,085	7.6%	-14.8%
Bachelors Degree	18,045	9.3%	14,872	8.6%	-17.6%
Graduate Degree	<u>9,609</u>	<u>5.0%</u>	<u>8,452</u>	<u>4.9%</u>	<u>-12.0%</u>
Subtotal	193,139	100.0%	172,629	100.0%	-10.6%
Total County					
Less than 9 Years	72,804	8.8%	102,229	10.4%	40.4%
9 to 12 Years	130,152	15.8%	151,365	15.4%	16.3%
H.S. Diploma	222,977	27.0%	246,155	25.0%	10.4%
Some College	206,055	25.0%	252,654	25.7%	22.6%
Associated Arts	69,778	8.5%	74,289	7.6%	6.5%
Bachelors Degree	80,550	9.8%	102,339	10.4%	27.1%
Graduate Degree	<u>42,512</u>	<u>5.2%</u>	<u>54,242</u>	<u>5.5%</u>	<u>27.6%</u>
Total	824,828	100.0%	983,273	100.0%	19.2%

Source: U.S. Census Data, 1990 and 2000.

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**Table I-26. Valley Planning Region Educational Attainment
Population Age 25 Years and Over**

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Valley					
Incorporated					
Less than 9 Years	50,335	9.7%	75,033	11.4%	49.1%
9 to 12 Years	80,227	15.4%	99,815	15.2%	24.4%
H.S. Diploma	131,350	25.3%	152,866	23.3%	16.4%
Some College	129,483	24.9%	163,375	24.9%	26.2%
Associated Arts	45,478	8.7%	49,285	7.5%	8.4%
Bachelors Degree	54,724	10.5%	76,182	11.6%	39.2%
Graduate Degree	<u>28,448</u>	<u>5.5%</u>	<u>39,427</u>	<u>6.0%</u>	<u>38.6%</u>
Subtotal	520,045	100.0%	655,983	100.0%	26.1%
Unincorporated					
Less than 9 Years	9,251	10.1%	12,562	18.3%	35.8%
9 to 12 Years	15,711	17.2%	13,957	20.4%	-11.2%
H.S. Diploma	23,768	26.0%	18,391	26.8%	-22.6%
Some College	21,798	23.8%	14,032	20.5%	-35.6%
Associated Arts	7,181	7.8%	3,491	5.1%	-51.4%
Bachelors Degree	9,138	10.0%	4,103	6.0%	-55.1%
Graduate Degree	<u>4,670</u>	<u>5.1%</u>	<u>2,048</u>	<u>3.0%</u>	<u>-56.1%</u>
Subtotal	91,517	100.0%	68,584	100.0%	-25.1%
Total Valley					
Less than 9 Years	59,586	9.7%	87,595	12.1%	47.0%
9 to 12 Years	95,938	15.7%	113,772	15.7%	18.6%
H.S. Diploma	155,118	25.4%	171,257	23.6%	10.4%
Some College	151,281	24.7%	177,407	24.5%	17.3%
Associated Arts	52,659	8.6%	52,776	7.3%	0.2%
Bachelors Degree	63,862	10.4%	80,285	11.1%	25.7%
Graduate Degree	33,118	5.4%	41,475	5.7%	25.2%
Total	611,562	100.0%	724,567	100.0%	18.5%

Source: U.S. Census Data, 1990 and 2000.

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**Table I-27. Mountain Planning Region Educational Attainment
Population Age 25 Years and Over**

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Mountain Incorporated					
Less than 9 Years	99	2.7%	147	3.7%	48.5%
9 to 12 Years	323	8.7%	438	11.0%	35.6%
H.S. Diploma	1,025	27.7%	1,002	25.2%	-2.2%
Some College	928	25.1%	1,116	28.0%	20.3%
Associated Arts	429	11.6%	361	9.1%	-15.9%
Bachelors Degree	565	15.3%	614	15.4%	8.7%
Graduate Degree	<u>327</u>	<u>8.8%</u>	<u>301</u>	<u>7.6%</u>	<u>-8.0%</u>
Subtotal	3,696	100.0%	3,979	100.0%	7.7%
Unincorporated					
Less than 9 Years	426	1.7%	735	2.2%	72.5%
9 to 12 Years	2,297	8.9%	3,168	9.6%	37.9%
H.S. Diploma	6,854	26.6%	7,794	23.7%	13.7%
Some College	7,765	30.2%	9,714	29.5%	25.1%
Associated Arts	2,714	10.5%	3,413	10.4%	25.8%
Bachelors Degree	3,449	13.4%	4,708	14.3%	36.5%
Graduate Degree	<u>2,222</u>	<u>8.6%</u>	<u>3,422</u>	<u>10.4%</u>	<u>54.0%</u>
Subtotal	25,727	100.0%	32,954	100.0%	28.1%
Total Mountain					
Less than 9 Years	525	1.8%	882	2.4%	68.0%
9 to 12 Years	2,620	8.9%	3,606	9.8%	37.6%
H.S. Diploma	7,879	26.8%	8,796	23.8%	11.6%
Some College	8,693	29.5%	10,830	29.3%	24.6%
Associated Arts	3,143	10.7%	3,774	10.2%	20.1%
Bachelors Degree	4,014	13.6%	5,322	14.4%	32.6%
Graduate Degree	<u>2,549</u>	<u>8.7%</u>	<u>3,723</u>	<u>10.1%</u>	<u>46.1%</u>
Total	29,423	100.0%	36,933	100.0%	25.5%

Source: U.S. Census Data, 1990 and 2000.

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**Table I-28. Desert Planning Region Educational Attainment
Population Age 25 Years and Over**

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Desert					
Incorporated					
Less 9 Years	8,072	7.5%	10,437	6.9%	29.3%
9 to 12 Years	18,451	17.1%	24,251	16.1%	31.4%
H.S. Diploma	33,554	31.1%	44,950	29.8%	34.0%
Some College	28,012	25.9%	42,753	28.4%	52.6%
Associated Arts	8,515	7.9%	11,558	7.7%	35.7%
Bachelors Degree	7,216	6.7%	10,671	7.1%	47.9%
Graduate Degree	<u>4,128</u>	<u>3.8%</u>	<u>6,062</u>	<u>4.0%</u>	<u>46.9%</u>
Subtotal	107,948	100.0%	150,682	100.0%	39.6%
Unincorporated					
Less 9 Years	4,621	6.1%	3,315	4.7%	-28.3%
9 to 12 Years	13,143	17.3%	9,736	13.7%	-25.9%
H.S. Diploma	26,426	34.8%	21,152	29.8%	-20.0%
Some College	18,069	23.8%	21,664	30.5%	19.9%
Associated Arts	5,461	7.2%	6,181	8.7%	13.2%
Bachelors Degree	5,458	7.2%	6,061	8.5%	11.0%
Graduate Degree	<u>2,717</u>	<u>3.6%</u>	<u>2,982</u>	<u>4.2%</u>	<u>9.8%</u>
Subtotal	75,895	100.0%	71,091	100.0%	-6.3%
Total Desert					
Less 9 Years	12,693	6.9%	13,752	6.2%	8.3%
9 to 12 Years	31,594	17.2%	33,987	15.3%	7.6%
H.S. Diploma	59,980	32.6%	66,102	29.8%	10.2%
Some College	46,081	25.1%	64,417	29.0%	39.8%
Associated Arts	13,976	7.6%	17,739	8.0%	26.9%
Bachelors Degree	12,674	6.9%	16,732	7.5%	32.0%
Graduate Degree	<u>6,845</u>	<u>3.7%</u>	<u>9,044</u>	<u>4.1%</u>	<u>32.1%</u>
Total	183,843	100.0%	221,773	100.0%	20.6%

Source: U.S. Census Data, 1990 and 2000.

I.5.2.7 LABOR FORCE

This section discusses trends and characteristics of the County's labor force, which includes the employed civilian population age 16 years and over.

County

As shown in Table I-29, the largest occupational growth for the County from 1990 to 2000 was in Construction and Maintenance occupations. This reflects the strong building activity resulting from the population and housing growth that has occurred in the County over this time period. Service occupations followed Construction, reflecting a commensurate increase in the service needs of the growing population in the area. In the unincorporated area, the Construction category showed a dramatic increase, while the other categories decreased or showed only slight growth (Service). The County, as well as all Planning Regions, experienced declines in the Production category and Farming category. In 2000, the County's labor force showed diversity with roughly equal proportions of Management and Professional (28.1 percent) and Sales and Office (27.3 percent) occupations. This was also true in the County's unincorporated areas.

Valley

As shown in Table I-30, the Valley Planning Region also experienced strong growth in Construction and Maintenance occupations, followed by Service occupations. While Construction occupations also showed a strong increase in the unincorporated areas of the County, the other categories declined during this time period. In 2000, again the labor force showed diversity with roughly equal proportions of Management and Professional (28.5 percent) and Sales and Office (27.6 percent) occupations. In the unincorporated area, the predominant category was Sales and Office occupations, followed by Production and Transportation.

Mountain

As shown in Table I-31, the Mountain Planning Region experienced the strongest growth in Construction occupations of all the Planning Regions from 1990 to 2000, increasing by 353.4 percent. Service occupations followed Construction. This was also true in the unincorporated area. Like the total Planning Region, occupations in Farming and Production decreased over this time period in the unincorporated area. In 2000 the labor force was comprised primarily of Management and Professional (34.8 percent) occupations followed by Sales and Office occupations (25.9 percent). In the unincorporated area, this was also true.

Desert

As shown in Table I-32, the Desert Planning Region also experienced strong growth in Construction and Maintenance occupations, followed by Service occupations. This was true in the unincorporated area as well. The Service category was the only other category that showed an increase worth noting. Similar to the other planning regions, in 2000, the labor force had roughly equal proportions of Sales and Office (26.4 percent) and Management and Professional (25.2 percent) occupations. In the unincorporated area, this was also true.

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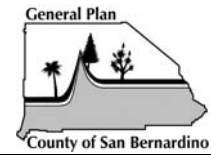


Table I-29. County Labor Force By Occupation, 1990 and 2000

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
County Incorporated					
Management & professional	125,229	26.8%	160,218	28.6%	27.9%
Service	60,303	12.9%	87,617	15.7%	45.3%
Sales & Office	135,467	29.0%	154,755	27.7%	14.2%
Farming, fishing, & forestry	7,976	1.7%	2,495	0.4%	-68.7%
Construction, extract. & maintenance	22,409	4.8%	59,256	10.6%	164.4%
Production, transp., & material moving	<u>115,866</u>	<u>24.8%</u>	<u>95,291</u>	<u>17.0%</u>	<u>-17.8%</u>
Subtotal	467,250	100.0%	559,632	100.0%	19.8%
Unincorporated					
Management & professional	34,146	27.5%	25,878	25.5%	-24.2%
Service	15,954	12.9%	17,111	16.8%	7.3%
Sales & Office	33,708	27.2%	25,692	25.3%	-23.8%
Farming, fishing, & forestry	3,121	2.5%	545	0.5%	-82.5%
Construction, extract. & maintenance	5,471	4.4%	15,263	15.0%	179.0%
Production, transp., & material moving	<u>31,721</u>	<u>25.6%</u>	<u>17,151</u>	<u>16.9%</u>	<u>-45.9%</u>
Subtotal	124,121	100.0%	101,640	100.0%	-18.1%
Total County					
Management & professional	159,375	27.0%	186,096	28.1%	16.8%
Service	76,257	12.9%	104,728	15.8%	37.3%
Sales & Office	169,175	28.6%	180,447	27.3%	6.7%
Farming, fishing, & forestry	11,097	1.9%	3,040	0.5%	-72.6%
Construction, extract. & maintenance	27,880	4.7%	74,519	11.3%	167.3%
Production, transp., & material moving	<u>147,587</u>	<u>25.0%</u>	<u>112,442</u>	<u>17.0%</u>	<u>-23.8%</u>
Total	591,371	100.0%	661,272	100.0%	11.8%

Source: U.S. Census Data, 1990 and 2000.

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Table I-30. Valley Planning Region Labor Force by Occupation, 1990 and 2000

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Valley Incorporated					
Management & professional	108,677	27.4%	136,871	29.3%	25.9%
Service	50,342	12.7%	71,284	15.2%	41.6%
Sales & Office	116,251	29.3%	130,125	27.8%	11.9%
Farming, fishing, & forestry	6,933	1.7%	2,286	0.5%	-67.0%
Construction, extract. & maintenance	18,661	4.7%	46,876	10.0%	151.2%
Production, transp., & material moving	<u>96,051</u>	<u>24.2%</u>	<u>80,337</u>	<u>17.2%</u>	<u>-16.4%</u>
Subtotal	396,915	100.0%	467,779	100.0%	17.9%
Unincorporated					
Management & professional	18,522	27.5%	8,456	20.2%	-54.3%
Service	8,059	12.0%	6,691	16.0%	-17.0%
Sales & Office	18,526	27.5%	10,463	25.0%	-43.5%
Farming, fishing, & forestry	2,015	3.0%	231	0.6%	-88.5%
Construction, extract. & maintenance	2,991	4.4%	5,856	14.0%	95.8%
Production, transp., & material moving	<u>17,308</u>	<u>25.7%</u>	<u>10,082</u>	<u>24.1%</u>	<u>-41.7%</u>
Subtotal	67,421	100.0%	41,779	100.0%	-38.0%
Total Valley					
Management & professional	127,199	27.4%	145,327	28.5%	14.3%
Service	58,401	12.6%	77,975	15.3%	33.5%
Sales & Office	134,777	29.0%	140,588	27.6%	4.3%
Farming, fishing, & forestry	8,948	1.9%	2,517	0.5%	-71.9%
Construction, extract. & maintenance	21,652	4.7%	52,732	10.3%	143.5%
Production, transp., & material moving	<u>113,359</u>	<u>24.4%</u>	<u>90,419</u>	<u>17.7%</u>	<u>-20.2%</u>
Total	464,336	100.0%	509,558	100.0%	9.7%

Source: U.S. Census Data, 1990 and 2000.

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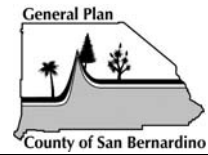


Table I-31. Mountain Planning Region Labor Force by Occupation, 1990 and 2000

	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Mountain Incorporated					
Management & professional	802	33.2%	816	33.6%	1.7%
Service	460	19.0%	527	21.7%	14.6%
Sales & Office	609	25.2%	657	27.0%	7.9%
Farming, fishing, & forestry	34	1.4%	0	0.0%	-100.0%
Construction, extract. & maintenance	92	3.8%	304	12.5%	230.4%
Production, transp., & material moving	<u>421</u>	<u>17.4%</u>	<u>128</u>	<u>5.3%</u>	<u>-69.6%</u>
Subtotal	2,418	100.0%	2,432	100.0%	0.6%
Unincorporated					
Management & professional	6,441	35.2%	8,189	35.0%	27.1%
Service	2,522	13.8%	3,892	16.6%	54.3%
Sales & Office	4,642	25.4%	6,031	25.8%	29.9%
Farming, fishing, & forestry	277	1.5%	36	0.2%	-87.0%
Construction, extract. & maintenance	651	3.6%	3,065	13.1%	370.8%
Production, transp., & material moving	<u>3,746</u>	<u>20.5%</u>	<u>2,196</u>	<u>9.4%</u>	<u>-41.4%</u>
Subtotal	18,279	100.0%	23,409	100.0%	28.1%
Total Mountain					
Management & professional	7,243	35.0%	9,005	34.8%	24.3%
Service	2,982	14.4%	4,419	17.1%	48.2%
Sales & Office	5,251	25.4%	6,688	25.9%	27.4%
Farming, fishing, & forestry	311	1.5%	36	0.1%	-88.4%
Construction, extract. & maintenance	743	3.6%	3,369	13.0%	353.4%
Production, transp., & material moving	<u>4,167</u>	<u>20.1%</u>	<u>2,324</u>	<u>9.0%</u>	<u>-44.2%</u>
Total	20,697	100.0%	25,841	100.0%	24.9%

Source: U.S. Census Data, 1990 and 2000.

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Table I-32. Desert Planning Region Labor Force by Occupation, 1990 and 2000

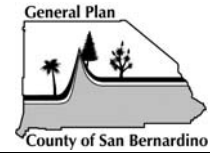
	1990	% Dist.	2000	% Dist.	1990-2000 Change in Population
Desert Incorporated					
Management & professional	15,750	23.2%	22,531	25.2%	43.1%
Service	9,501	14.0%	15,806	17.7%	66.4%
Sales & Office	18,607	27.4%	23,973	26.8%	28.8%
Farming, fishing, & forestry	1,009	1.5%	209	0.2%	-79.3%
Construction, extract. & maintenance	3,656	5.4%	12,076	13.5%	230.3%
Production, transp., & material moving	<u>19,394</u>	<u>28.6%</u>	<u>14,826</u>	<u>16.6%</u>	<u>-23.6%</u>
Subtotal	67,917	100.0%	89,421	100.0%	31.7%
Unincorporated					
Management & professional	9,183	23.9%	9,233	25.3%	0.5%
Service	5,373	14.0%	6,528	17.9%	21.5%
Sales & Office	10,540	27.4%	9,198	25.2%	-12.7%
Farming, fishing, & forestry	829	2.2%	278	0.8%	-66.5%
Construction, extract. & maintenance	1,829	4.8%	6,342	17.4%	246.7%
Production, transp., & material moving	<u>10,667</u>	<u>27.8%</u>	<u>4,873</u>	<u>13.4%</u>	<u>-54.3%</u>
Subtotal	38,421	100.0%	36,452	100.0%	-5.1%
Total Desert					
Management & professional	24,933	23.4%	31,764	25.2%	27.4%
Service	14,874	14.0%	22,334	17.7%	50.2%
Sales & Office	29,147	27.4%	33,171	26.4%	13.8%
Farming, fishing, & forestry	1,838	1.7%	487	0.4%	-73.5%
Construction, extract. & maintenance	5,485	5.2%	18,418	14.6%	235.8%
Production, transp., & material moving	<u>30,061</u>	<u>28.3%</u>	<u>19,699</u>	<u>15.6%</u>	<u>-34.5%</u>
Total	106,338	100.0%	125,873	100.0%	18.4%

Source: U.S. Census Data, 1990 and 2000.

I.5.2.8 PLANNING REGION PROJECTIONS, 2000 TO 2025

This section presents the Southern California Association of Governments (SCAG) RTP 2004 “adopted” projections of population, households and employment for the period from 2000 to 2025. Population, household and employment projections were prepared by SCAG, in association with San Bernardino Associated Governments (SANBAG). Major jurisdictional shifts, such as

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annexations and incorporations, are not assumed in these projections. The projections are presented in this section according to the following San Bernardino County Planning Regions: Valley, Mountain and Desert. Growth in each County Planning Region will continue to occur as the County overall responds to the growth pressure from the eastward movement of population in the coastal counties.

The projections were provided by SCAG for the total County, each incorporated city and unincorporated areas within the County of San Bernardino from 2000 to 2030. The incorporated and unincorporated areas of the county were then allocated to each economic sub-area (ESA) according to census tract. The resulting incorporated and unincorporated projection groupings by ESA were then aggregated to the County Planning Regions. The projections in this section are presented from 2000 to 2025.

Population Projections

As shown in Table I-33, population is projected to increase by 48.9 percent at the County level from 2000 to 2025 from 1.72 million to 2.56 million. This represents an average annual growth rate of 1.6 percent, with the incorporated cities projected to grow about the same rate annually as the unincorporated areas. The unincorporated population is projected to increase by about 45.7 percent from 2000 to 2025. The unincorporated areas of the County are projected to comprise about 16.0 percent of the total County population over this time period.

As shown in Table I-33, the Desert Planning Region is projected to show the most rapid increase in population of the three Planning Regions from 2000 to 2025. Population is projected to increase by 72.9 percent from 376,990 to 652,003. This represents an average annual growth rate of 2.2 percent, with the incorporated cities projected to grow faster than the unincorporated areas. The largest percent increase in the unincorporated portion of the Planning Regions is projected in the Valley Planning Region, at 51.5 percent from 2000 to 2025.

The Desert Planning Region is projected to show the largest increase in percent share of the total County population, from 21.9 in 2000 to 25.5 percent of the County by 2025. However, the Valley Planning Region is still projected to contain the largest portion, 71.3 percent, of the total County population by 2025. The Mountain Planning Region is projected to comprise about the same percentage share of the total County population in 2025 as it did in 2000 -- about 3.3 percent.

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Table I-33. SCAG RTP 2004 Population Projections: 2000 to 2025

Planning Area	Population			Average Annual Growth Rate: 2000-2025	% Increase 2000-2025
	2000	2010	2025		
1 Valley					
Total Cities	1,158,931	1,364,366	1,633,226	1.4%	40.9%
Unincorporated	126,511	149,142	191,681	1.7%	51.5%
Total Cities and Unincorp.	1,285,442	1,513,508	1,824,907	1.4%	42.0%
% of Total County	74.8%	73.5%	71.3%		
2 Mountain					
Total Cities	6,407	9,802	11,404	2.3%	78.0%
Unincorporated	49,472	57,621	70,415	1.4%	42.3%
Total Cities and Unincorp.	55,879	67,423	81,819	1.5%	46.4%
% of Total County	3.3%	3.3%	3.2%		
3 Desert					
Total Cities	270,853	355,959	502,911	2.5%	85.7%
Unincorporated	106,137	122,530	149,092	1.4%	40.5%
Total Cities and Unincorp.	376,990	478,489	652,003	2.2%	72.9%
% of Total County	21.9%	23.2%	25.5%		
4 County					
Total Cities	1,436,191	1,730,127	2,147,541	1.6%	49.5%
Total Unincorporated	282,120	329,293	411,188	1.5%	45.7%
TOTAL	1,718,311	2,059,420	2,558,729	1.6%	48.9%
Unincorp. % of Total	16.4%	16.0%	16.1%		

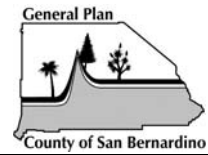
Source: Southern California Association of Governments (SCAG), RTP Adopted, 2004.

Household Projections

As shown in Table I-34**Error! Reference source not found.**, households are projected to increase by 55.8 percent at the County level from 2000 to 2025 from 530,498 to 826,669. This represents an average annual growth rate of 1.8 percent, with the households in the incorporated cities projected to grow at about the same rate as the unincorporated areas. This is about the same rate as population growth over this time period. The households in the unincorporated areas are projected to maintain about a 17.0 percent share of total County households over this time period.

As shown, **Error! Reference source not found.**the Desert Planning Region is projected to show the most rapid increase in households of the three Planning Regions from 2000 to 2025. Households are projected to increase by 75.2 percent from 125,518 to 221,607. This represents an

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average annual growth rate of 2.3 percent, with the incorporated cities projected to grow faster than the unincorporated areas. This is about the same annual rate as the projected population growth over this time period. The Desert Planning Region is projected to increase from a 23.8 percent share of the total households in 2000 to 26.8 percent of the County by 2025. However, the Valley Planning Region is still projected to contain the largest proportion, about 69.3 percent, of the total County households by 2025. The Mountain Planning Region is projected to remain at about a 4.0 percent share of County households from 2000 to 2025.

Table I-34. SCAG RTP 2004 Household Projections: 2000 to 2025

Planning Area	Households			Average Annual Growth Rate: 2000-2025	% Increase 2000-2025
	2000	2010	2025		
1 Valley					
Total Cities	349,242	399,436	516,247	1.6%	47.8%
Unincorporated	33,195	40,413	56,505	<u>2.2%</u>	<u>70.2%</u>
Total Cities and Unincorp.	382,437	439,849	572,752	1.6%	49.8%
% of Total County	72.1%	71.1%	69.3%		
2 Mountain					
Total Cities	2,704	3,546	4,385	2.0%	62.2%
Unincorporated	18,839	21,693	27,925	<u>1.6%</u>	<u>48.2%</u>
Total Cities and Unincorp.	21,543	25,239	32,310	1.6%	50.0%
% of Total County	4.1%	4.1%	3.9%		
3 Desert					
Total Cities	88,517	111,448	165,767	2.5%	87.3%
Unincorporated	38,001	42,246	55,840	<u>1.6%</u>	<u>46.9%</u>
Total Cities and Unincorp.	126,518	153,694	221,607	2.3%	75.2%
% of Total County	23.8%	24.8%	26.8%		
4 County					
Total Cities	440,463	514,430	686,399	1.8%	55.8%
Total Unincorporated	90,035	104,352	140,270	<u>1.8%</u>	<u>55.8%</u>
TOTAL	530,498	618,782	826,669	1.8%	55.8%
Unincorp. % of Total	17.0%	16.9%	17.0%		

Source: Southern California Association of Governments (SCAG), RTP Adopted, 2004.

Employment Projections

As shown in Table I-35, employment is projected to increase by 80.7 percent at the County level from 2000 to 2025 from 594,923 to 1,074,861. This represents an average annual growth rate of 2.4 percent, with employment in the unincorporated area projected to grow at about the same rate as in the incorporated cities. Also, this rate of employment growth for the total County is more rapid than either population or households at an annual rate of 1.6 percent and 1.8 percent respectively. The employment in the unincorporated areas is projected to remain constant at around 9.3 percent of the total projected County employment by 2025. In all of the Planning Regions, employment in the unincorporated areas is projected to increase from 2000 to 2025.

As shown in Table I-35, the Desert Planning Region is projected to show the most rapid increase of all the Planning Regions. Employment is projected to increase by 142.8 percent from 2000 to 2025, from 99,718 to 242,122. This represents an average annual growth rate of 3.6 percent, with the employment in the incorporated cities projected to grow at a faster rate than in the unincorporated area. Also, this rate of employment growth is more rapid than either population or households at an annual rate of 2.2 percent and 2.3 percent respectively.

The Desert Planning Region is projected to increase from a 16.8 percent share of the total County employment in 2000 to 22.5 percent of the County by 2025. However, the Valley Planning Region is projected to contain the largest proportion, about 75.0 percent of the total County employment by 2025. Again, the proportion of employment in the Mountain Planning Region remains a small share of the total County.

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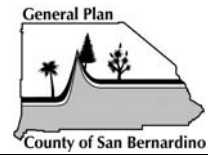


Table I-35. SCAG RTP 2004 Employment Projections: 2000 to 2025

Planning Area	Employment			Average Annual Growth Rate: 2000-2025	% Increase 2000-2025
	2000	2010	2025		
1 Valley					
Total Cities	443,264	561,334	747,702	2.1%	68.7%
Unincorporated	34,668	49,377	58,438	<u>2.1%</u>	<u>68.6%</u>
Total Cities and Unincorp.	477,932	610,711	806,140	2.1%	68.7%
% of Total County	80.3%	79.2%	75.0%		
2 Mountain					
Total Cities	6,538	7,545	9,734	1.6%	48.9%
Unincorporated	10,735	13,472	16,865	<u>1.8%</u>	<u>57.1%</u>
Total Cities and Unincorp.	17,273	21,017	26,599	1.7%	54.0%
% of Total County	2.9%	2.7%	2.5%		
3 Desert					
Total Cities	88,991	124,611	217,977	3.6%	144.9%
Unincorporated	10,727	14,538	24,145	<u>3.3%</u>	<u>125.1%</u>
Total Cities and Unincorp.	99,718	139,149	242,122	3.6%	142.8%
% of Total County	16.8%	18.1%	22.5%		
4 County					
Total Cities	538,793	693,490	975,413	2.4%	81.0%
Total Unincorporated	56,130	77,387	99,448	<u>2.3%</u>	<u>77.2%</u>
TOTAL	594,923	770,877	1,074,861	2.4%	80.7%
Unincorp. % of Total	9.4%	10.0%	9.3%		

Source: Southern California Association of Governments (SCAG), RTP Adopted, 2004.

Persons-Per-household Trends

As shown in Table I-36, the countywide persons-per-household ratio is projected to decrease from 3.24 in 2000 to 3.10 in 2025. This trend is also true for the incorporated cities, where the average household size is projected to decrease from 3.26 to 3.13. In the unincorporated areas, the average household size is projected to decrease from 3.13 to 2.93 by 2025.

Jobs-per-household trends

As shown in Table I-37, the countywide jobs-per-household ratio is projected to increase from 1.12 in 2000 to 1.30 in 2025. This reflects a more rapid increase in jobs versus the pace of growth in households. The unincorporated area is projected to increase its concentration of jobs with the ratio increasing from 0.62 to 0.71 by 2025. However, this is still relatively jobs poor with a ratio that is about half of the comparable ratio within the incorporated cities and the County as a whole.

Table I-36. Persons-Per-Household Trends, 2000 to 2025

	2000	2010	2025	AAGR ¹	% Increase 2000 - 2025
Population					
Cities	1,436,191	1,730,127	2,147,541	1.6%	49.5%
Unin.	<u>282,120</u>	<u>329,293</u>	<u>411,188</u>	<u>1.5%</u>	<u>45.7%</u>
Total	1,718,311	2,059,420	2,558,729	1.6%	48.9%
Households					
Cities	440,463	514,430	686,399	1.8%	55.8%
Unin.	<u>90,035</u>	<u>104,352</u>	<u>140,270</u>	<u>1.8%</u>	<u>55.8%</u>
Total	530,498	618,782	826,669	1.8%	55.8%
Persons/HH					
Cities	3.26	3.36	3.13	-0.2%	-4.0%
Unin.	<u>3.13</u>	<u>3.16</u>	<u>2.93</u>	<u>-0.3%</u>	<u>-6.4%</u>
Total	3.24	3.33	3.10	-0.2%	-4.4%

1. Average Annual Growth Rate.

Source: Southern California Association of Governments (SCAG), RTP Adopted, 2004.

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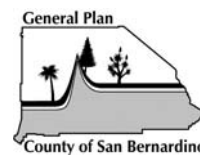


Table I-37. Jobs-Per-Household Trends, 2000 to 2025

	2000	2010	2025	AAGR ¹	% Increase 2000 - 2025
Employment					
Cities	538,793	693,490	975,413	2.4%	81.0%
Unin.	<u>56,130</u>	<u>77,387</u>	<u>99,448</u>	<u>2.3%</u>	<u>77.2%</u>
Total	594,923	770,877	1,074,861	2.4%	80.7%
Households					
Cities	440,463	514,430	686,399	1.8%	55.8%
Unin.	<u>90,035</u>	<u>104,352</u>	<u>140,270</u>	<u>1.8%</u>	<u>55.8%</u>
Total	530,498	618,782	826,669	1.8%	55.8%
Jobs/HH					
Cities	1.22	1.35	1.42	0.6%	16.2%
Unin.	<u>0.62</u>	<u>0.74</u>	<u>0.71</u>	<u>0.5%</u>	<u>13.7%</u>
Total	1.12	1.25	1.30	0.6%	15.9%

1. Average Annual Growth Rate.

Source: Southern California Association of Governments (SCAG), RTP Adopted, 2004.

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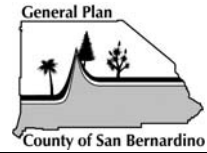
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I.6.1.2 WEBSITES

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<http://www.dataquick.com/>

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www.dof.ca.gov

Southern California Association of Governments (SCAG)

<http://www.scag.ca.gov>

U.S. Census Bureau

www.census.gov

Various city websites for dates of incorporation.

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